



GRASSROOTS
REALTY GROUP

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205 Edgedale Gardens NW
Calgary, Alberta

MLS # A2347603



\$550,000

Division:	Edgemont		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,532 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	built-in shelves in garage		

This fully renovated three-bedroom, 2.5-bathroom two-storey home in the heart of Edgemont showcases stunning contemporary design throughout. Featuring 1,532 sq. ft. of above-grade living space and over 1,850 sq. ft. of fully developed living space, this home offers plenty of room for comfortable family living and entertaining. Lofted ceilings in the living room, a gas fireplace, and patio doors leading to a large deck surrounded by mature trees create a sense of peace and ambiance. The spacious dining room features a bay window, while the cheerful renovated kitchen boasts upgraded appliances, (stove and dishwasher only one year old), quartz countertops, and a tile backsplash — perfect for cooking, entertaining, and enjoying time with family and friends with flair and fun. Note the attractive and durable engineered hardwood floors in the living room, dining room and kitchen. The spacious foyer welcomes guests without crowding, and there is a convenient two-piece bathroom and access to the insulated and drywalled double garage to complete the main level. Upstairs, you'll find three spacious bedrooms, including a beautifully renovated four-piece ensuite with a walk-in closet, plus a renovated three-piece bathroom with a huge walk-in shower. The lower level features a cozy family room with clever, pull-out storage under the stairs, a great office, an impeccable laundry room, and a spacious storage area with built-in shelving in the utility room. The location is unparalleled, with pathways, parks, off leash parks and greenspace all around, plus schools, shops, transit, and easy access to everything — including the mountains. With upgraded windows and doors, flooring, bathrooms, kitchen, paint, and more, there is truly nothing left to do but move in and enjoy!

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