



GRASSROOTS
REALTY GROUP

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52 Edgepark Road NW
Calgary, Alberta

MLS # A2347809



\$750,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Quartz Counters		

Inclusions:	As is - where as
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Spacious family living and multi-generational flexibility align in this expansive Edgemont residence, offering over 2,177 square feet of above-grade living space plus an additional 1,039 square feet in the fully developed lower level. With six bedrooms and four bathrooms, the functional layout effortlessly accommodates large families or flexible work-from-home setups. The basement features an illegal suite with its own separate walk-up entrance, providing ideal independence for extended family or long-term guests. Situated in an established Northwest community known for top-rated schools, mature parks, and convenient access to local shopping and commuter routes, this property delivers exceptional functional design in a premier location.