

49 Edgeland Close NW  
 Calgary, Alberta

MLS # A2183259



**\$699,888**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

Beautifully Renovated 3-Bedroom Townhouse in Edgemont & Move-In Ready! This fully renovated 3-bedroom townhouse is nestled in the heart of Edgemont, offering modern upgrades, spacious living, and a quiet neighborhood feel. With easy access to major shopping, top schools, and key Calgary attractions, this home is perfect for families, professionals, and investors alike. **Property Highlights:** Fully Renovated Interior & Updated flooring, modern trim, and a fresh contemporary design Gourmet Kitchen & Stylish countertops, ample storage, and brand-new stainless steel appliances Spacious Living Room & Vaulted ceilings, cozy wood-burning fireplace, and built-in shelving Primary Suite Retreat & Custom walk-in closet and spa-inspired 5-piece ensuite with jetted soaker tub, dual sinks, and a large shower Finished Basement & Includes a massive bonus room, rec room, additional bedroom, full bath, and ample storage West-Facing Backyard & Private deck with scenic green views, perfect for relaxing or entertaining Attached Double Garage & Insulated, drywalled, and includes extra parking Prime Location & Quiet Yet Convenient: Nestled in Edgemont, one of Calgary's most sought-after communities Minutes from The University of Calgary & Sir Winston Churchill High School Close to Major Shopping & Market Mall, Brentwood Village, Northland Mall & Crowfoot Crossing Easy Access to Major Attractions & McMahon Stadium, Olympic Oval, Nose Hill Park, and downtown Calgary Excellent Transit & Road Access & Close to Brentwood LRT, Banff Trail LRT, and key roadways Additional Upgrades & Features: All Poly B plumbing removed and replaced with modern piping New hot water tank installed for efficiency and reliability Move-in ready with high-end finishes

and thoughtful updates throughout This home offers a perfect blend of comfort, convenience, and modern living in one of Calgary's best neighborhoods. Contact your REALTOR® today to book a private showing!