

# \$649,900 - 192 Edgemont Estates Drive Nw, Calgary

MLS® #A2211375

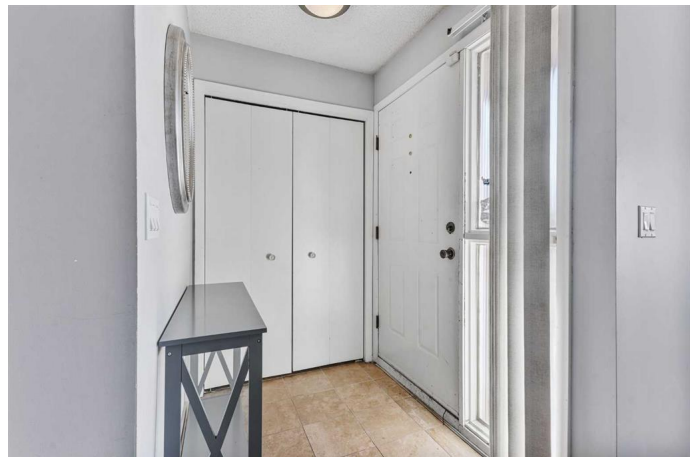
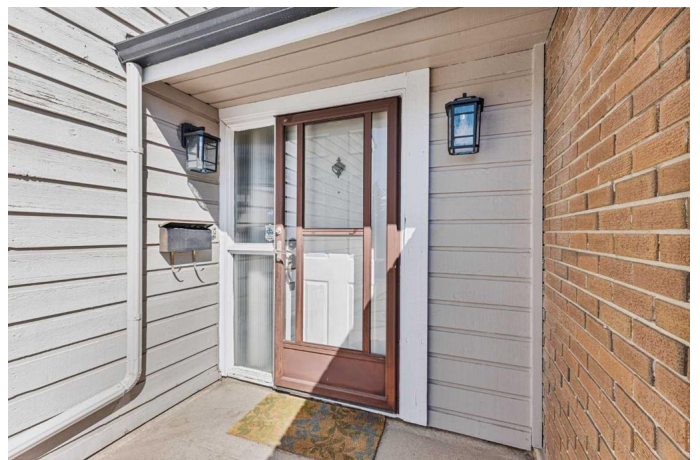
**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,550 sqft  
Residential on 0.06 Acres

Edgemont, Calgary, Alberta

LOADS OF UPGRADES AND NO CONDO FEES! Welcome to this beautifully updated 2 bedroom 2.5 bathroom townhome nestled in the community of Edgemont. Backing directly onto a tranquil natural reserve, with close proximity to restaurants, shopping, schools, transit and quick access to downtown and the mountains, this home offers the perfect blend of modern comfort and serene living. As you enter, you are greeted by a cozy den with a brick faced wood burning fire place. A few steps up, you will discover a thoughtfully extended kitchen layout with granite countertops, newer appliances and ample storage including stunning custom cabinet pull outs. Upstairs, you will find two bedrooms. The Primary bedroom offers views of the mountains and a renovated ensuite boasting elegant granite countertops, modern fixtures and gorgeous front lit mirrors. The well sized second bedroom is conveniently located steps from the hallway bathroom which has also been renovated. The basement offers endless possibilities to suit your lifestyle. Whether you envision a media room, home gym, playroom or private office, this versatile space is ready to adapt to your needs. Walk outside to your private deck and enjoy views of the lush reserve - a rare and peaceful retreat right in your backyard. Don't miss this opportunity to make this exceptional property your home.

Built in 1979



## Essential Information

MLS® #	A2211375
Price	\$649,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

## Community Information

Address	192 Edgemont Estates Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Partial

## Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 12th, 2025

Days on Market 10

Zoning M-C1

## Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.