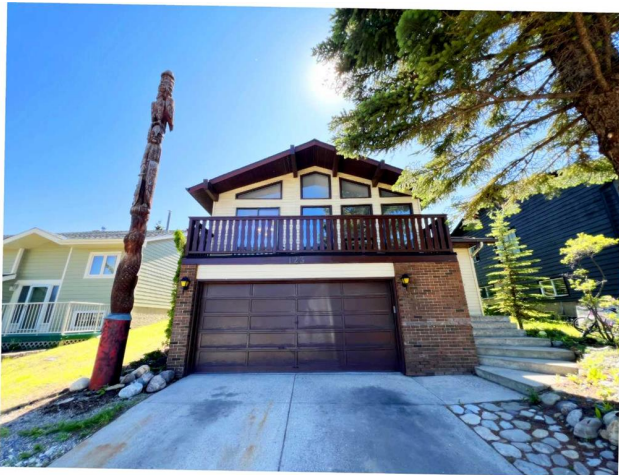


123 EDGE PARK Boulevard, Calgary T3A4A8

MLS® #: **A2147462** Area: **Edgemont** Listing Date: **07/07/24** List Price: **\$880,000**
 Status: **Active** County: **Calgary** Change: **+\$100k, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **7,741 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Garden**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,107**
 Low Sqft:
 Ttl Sqft: **2,107**

DOM

167
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **1 and Half Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Laminate,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`4" x 12`5"	3pc Bathroom	Main	5`8" x 9`10"
Bedroom	Main	10`4" x 9`1"	Bedroom	Main	10`3" x 9`0"
4pc Bathroom	Main	4`11" x 8`2"	Living Room	Main	13`9" x 16`6"
Dining Room	Main	8`4" x 16`6"	Eat in Kitchen	Main	11`6" x 18`1"
Entrance	Main	6`5" x 6`2"	Balcony	Main	22`5" x 4`6"

Bedroom - Primary	Upper	17`5" x 13`6"	6pc Ensuite bath	Upper	5`6" x 25`1"
Bonus Room	Upper	11`4" x 14`5"	Furnace/Utility Room	Upper	5`4" x 4`2"
3pc Ensuite bath	Lower	5`1" x 6`1"	Bedroom	Lower	11`5" x 8`1"
Flex Space	Lower	13`7" x 6`4"	Family Room	Lower	5`9" x 17`4"
Bedroom	Lower	8`3" x 16`2"	3pc Bathroom	Lower	13`1" x 8`8"
Eat in Kitchen	Lower	8`3" x 12`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8111252**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this wonderful 6 bedrooms & 5 full baths house in Edgemont. This fully developed house with about 3,000 sqft living space, located in a highly desirable and family friendly area, the huge back yard directly leading to a playground just a few steps away. Walk distance to Tom Baines School and Superstore; drive minutes to the Nose hill park, Edgemont School, Churchill High School, and University of Calgary. It has been freshly painted and many upgrades: Newly roof in 2023, floors in 2023, balcony 2023, all Toilets in 2023, basement upgrade in 2024, main kitchen upgrade in 2024, and upper level upgrade in 2024. This property is the perfect home for a big family or investors, separate furnace in the second floor with one bedroom and full bath that could become the second suite with permit. Basement is fully upgrades with two bedrooms, Two full bathroom, laundry and Kitchen. Book a showing to come in and view this beautiful home, you won't be disappointed!**

Inclusions: **None**
 Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123