



**36 EDGEHILL Drive, Calgary t3a 2s1**

MLS®#: **A2153912** Area: **Edgemont** Listing Date: **07/31/24** List Price: **\$699,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **3,078 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,451**  
 Low Sqft:  
 Ttl Sqft: **1,451**

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **5 Level Split**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Views**  
 Park Feat: **Concrete Driveway,Double Garage Detached,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	19`6" x 10`1"	Kitchen	Main	10`5" x 9`9"
Bonus Room	Level 4	18`10" x 12`4"	Bedroom	Level 4	9`0" x 8`9"
Bedroom - Primary	Level 5	13`0" x 11`9"	Bedroom	Level 5	11`3" x 8`0"
Family Room	Basement	17`11" x 8`9"	4pc Bathroom	Level 5	7`7" x 4`11"
4pc Bathroom	Basement	7`10" x 4`11"	2pc Bathroom	Main	5`9" x 4`11"
2pc Ensuite bath	Level 5	4`11" x 4`8"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811552**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Get it while it lasts. This beautiful home on a quiet street is waiting for you. This well maintained home has 3 bedrooms, 2 full and 2 half baths. This home features 2 fireplaces, one wood burning and one fueled by gas. There's plenty of living space with 5 levels of development to enjoy. There are 2 balconies ,one from the main off the living room and one off the primary bedroom with a beautiful unobstructed view of downtown. A great place to enjoy a morning coffee. There is also a view of the mountains from the family room . There is even a walkout to the low maintenance backyard. There's an attached single garage plus a double garage outback with alley access. There is also a drive thru garage door to give access to the rear yard. There is so much to see and appreciate with this property, Give your favourite Realtor a call today for your private viewing.**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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