



THE
A-TEAM

**RE/MAX
FIRST**

4 EDGELAND Close, Calgary T3A 3B1

MLS®#: **A2154859** Area: **Edgemont** Listing **11/15/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 28-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,830**
 Low Sqft:
 Ttl Sqft: **1,830**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,See Remarks**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`5" x 8`2"	Kitchen	Main	12`0" x 9`10"
Dining Room	Main	11`11" x 10`7"	Living Room	Main	13`2" x 20`11"
2pc Bathroom	Main	5`0" x 5`0"	Bedroom - Primary	Second	20`4" x 14`11"
Walk-In Closet	Second	11`5" x 5`9"	5pc Ensuite bath	Second	10`6" x 10`7"
Bedroom	Second	13`7" x 10`7"	Bedroom	Second	9`10" x 10`0"
4pc Bathroom	Second	5`1" x 10`7"	Game Room	Basement	25`5" x 20`5"
2pc Bathroom	Basement	5`6" x 8`5"	Furnace/Utility Room	Basement	12`11" x 8`5"

Condo Fee:
\$551

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8311180**

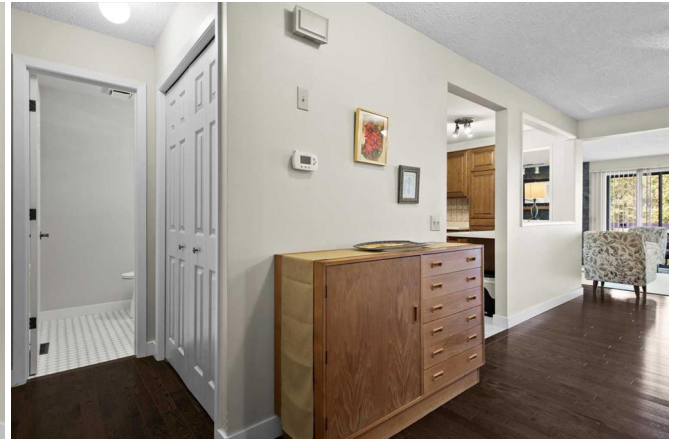
Remarks

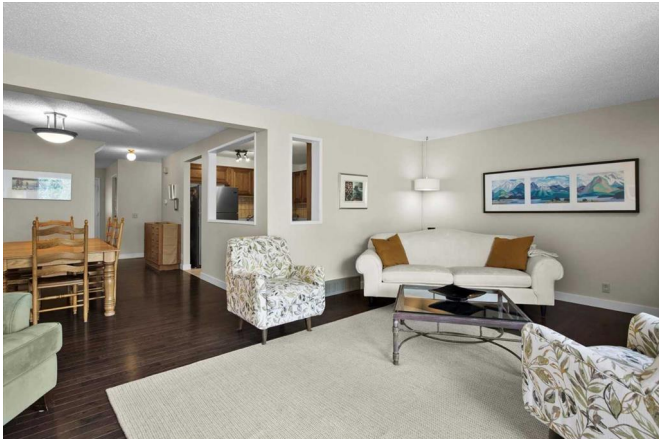
Pub Rmks: **Ready for a Quick Possession! This wonderful walkout townhome backs onto the scenic Edgemont Area 2 Off-Leash Dog Park, connecting to additional green spaces like AREA 1 Off-Leash Park and Hawkwood Ravine across Sarcee Trail, each offering well-maintained pathways. Conveniently located in Edgemont, you'll enjoy easy access to fantastic community amenities such as the Edgemont Community Centre and the Edgemont Athletic Club, as well as nearby schools, parks, shopping, and other conveniences. Walkout Basement The fully finished walkout basement includes a cozy corner fireplace snuggled into the park and direct access to a private patio—perfect for relaxing and taking in the surroundings. This level also includes a laundry area with a front-load washer and dryer. Vacuu Flo with attachments. Main Floor The main floor welcomes you with a clear view of the park and flows from back to front, starting with a dining area that comfortably seats six. The spacious living room, complete with a second fireplace, features large patio doors and windows opening onto a balcony which offers a gas line, ideal for patio furniture and overlooking the green space. The kitchen, overlooking the dining area, offers plenty of cabinets and generous counter space. This floor also includes a renovated 2-piece bathroom. Upper Level The upper level is bright and refreshing, featuring three bedrooms. The primary bedroom offers large windows with views of the park, a renovated 5-piece ensuite, and a walk-in closet. Two additional bedrooms are located at the front of the home and share a renovated 4-piece bathroom. Updates & Community Perks This townhome has been updated over the past 10 years with windows (excluding patio doors), a garage door, most flooring including hardwood on the main floor, paint, lighting, appliances, and three renovated bathrooms. Additional features include a High-Efficiency Lenox Furnace (installed 2015) and a 50-gallon H2O tank (installed 2009). Enjoy low-maintenance living with direct access to green spaces and proximity to Edgemont's excellent community amenities, schools, and services. Pets are allowed with board approval. Measurements are available—please refer to them for further details, or contact your realtor for a copy.**

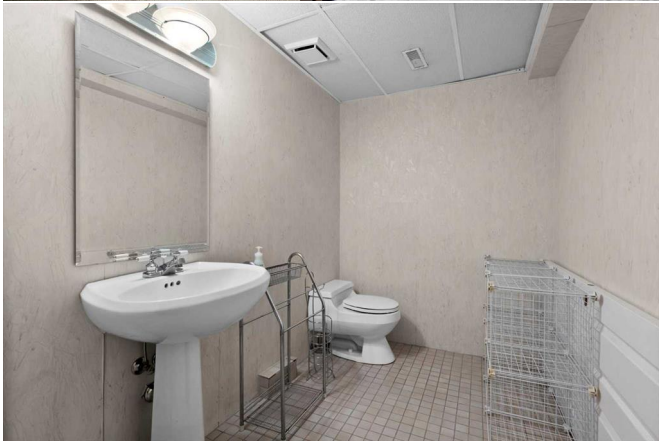
Inclusions: **Fridge, Stove, Over the Range Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Open with 1 Control, vaccu flo with attachments**
 Property Listed By: **Greater Calgary Real Estate**

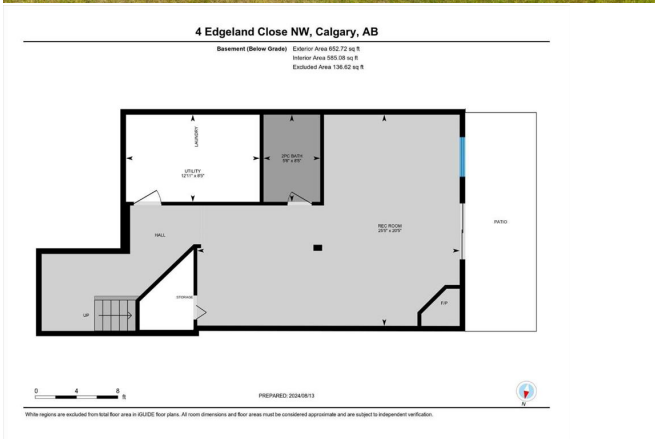
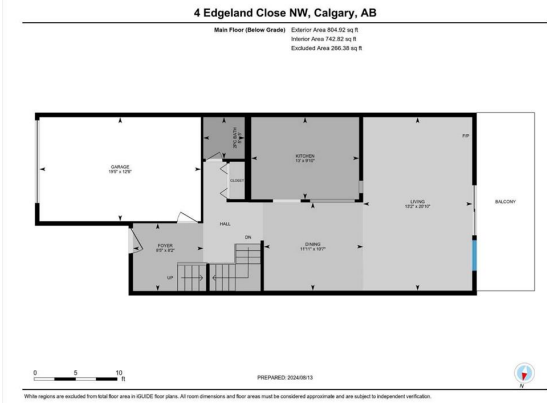
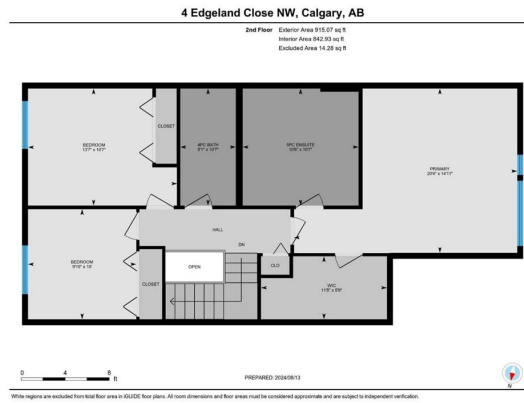
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











4 Edgeland Place NW, Calgary AB RMS EXTERIOR

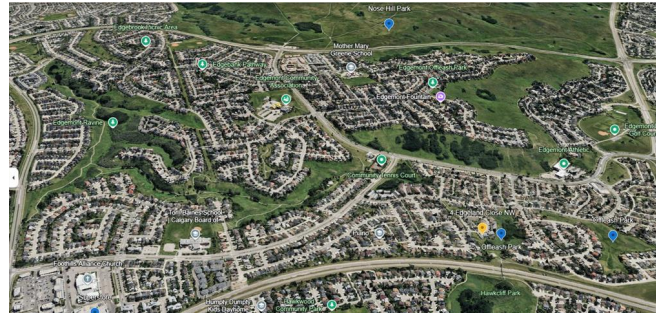
Level	Mtr2	SqFt
Exterior Main Level:	74.78	804.92
Exterior Upper:	85.01	915.07
Total AREA Main and Upper:	159.79	1830.14
Exterior Below Grade:	60.64	652.72
Total Exterior AREA:	220.43	2482.86
Unit Registered Size: (Info taken from Condo Plan 8311093)	240	2583.339
Unit Registered Size Includes: Above Grade Area & Below Grade Area	Exterior Surface of Foundation Walls	





Mortgage Summary for 10% Down Payment

Item	Amount
Property Price	\$649,000
Down Payment (10%)	\$64,900
Mortgage Amount	\$584,100
Mortgage Rate	5%
Amortization	25 years
Monthly Mortgage Payment	\$3,396
Estimated Property Taxes	\$291/month
Home Insurance	\$100/month
Total Monthly Payment	\$3,787
Total Cash Required at Closing	\$65,900



Mortgage Summary for 15% Down Payment

Item	Amount
Property Price	\$649,000
Down Payment (15%)	\$97,350
Mortgage Amount	\$551,650
Mortgage Rate	5%
Amortization	25 years
Monthly Mortgage Payment	\$3,222
Estimated Property Taxes	\$291/month
Home Insurance	\$100/month
Total Monthly Payment	\$3,613
Total Cash Required at Closing	\$98,350

Mortgage Summary for 5% Down Payment

Item	Amount
Property Price	\$649,000
Down Payment (5%)	\$32,450
Mortgage Amount	\$616,550
Mortgage Rate	5%
Amortization	25 years
Monthly Mortgage Payment	\$3,588
Estimated Property Taxes	\$291/month
Home Insurance	\$100/month
Total Monthly Payment	\$3,979
Total Cash Required at Closing	\$33,450

Mortgage Summary for 20% Down Payment

Item	Amount
Property Price	\$649,000
Down Payment (20%)	\$129,800
Mortgage Amount	\$519,200
Mortgage Rate	5%
Amortization	25 years
Monthly Mortgage Payment	\$3,022
Estimated Property Taxes	\$291/month
Home Insurance	\$100/month
Total Monthly Payment	\$3,413
Total Cash Required at Closing	\$130,800