



THE
A-TEAM

**RE/MAX
FIRST**

139 EDGEHILL Place, Calgary T3A 2S4

MLS®#: **A2155732** Area: **Edgemont** Listing Date: **08/07/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,526**
 Low Sqft:
 Ttl Sqft: **1,526**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`2" x 13`9"
Kitchen	Main	13`9" x 16`4"
4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	10`5" x 9`6"
4pc Ensuite bath	Main	4`11" x 7`10"

Room	Level	Dimensions
Living Room	Main	13`9" x 25`8"
Dining Room	Main	10`2" x 13`4"
Bedroom	Main	11`0" x 9`5"
Bedroom - Primary	Main	12`7" x 12`11"
Laundry	Basement	20`2" x 26`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7811445

Remarks

Pub Rmks:

RARE OPPORTUNITY! Beautiful 3 Bed / 2 Full Bath BUNGALOW situated on a QUIET CULDESAC in the highly sought after NW Calgary community of EDMONT! With easy access in and out of Edgemont in this PRIME LOCATION, you can be downtown in just minutes, or well on your way to enjoy ALBERTA's Mountains! This 1,526 sq ft Bungalow has been meticulously renovated and updated! Previously, there existed a sunken living room, but recently the property subfloor was professionally altered to bring this home up to 'modern standards' with 1 flush level of flooring throughout! LUXURY VINYL PLANK Flooring was just installed throughout the main-floor living space! MODERN UPGRADED Kitchen was just installed with brand new QUARTZ COUNTERTOPS, NEW CABINETRY and BACKSPLASH and stainless steel appliances! 3 Bedrooms and 2 Full Bathrooms complete this large main-floor living space, with a RENOVATED 4-PIECE Bath and a wonderful 4-Piece Ensuite! The Main-Level features numerous areas large enough to accommodate an open-concept HOME OFFICE, DINING AREA & TV & Playrooms for the kids! The unfinished basement is ready for your finishing touches, with plenty of functional development space, including two new legal egress windows, 8' ceiling throughout and a bathroom R/I! All NEW WINDOWS THROUGHOUT the home except for the garage. Modern FLAT FINISH Ceiling. With a sunny SOUTH FACING back yard, you will enjoy plenty of warm sunny evenings in your yard, relaxing on your beautiful deck with plenty of privacy! Call your realtor to book a showing today!

Inclusions:
Property Listed By:

**Kitchen Island
Rhinorealty**

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









