



THE
A-TEAM

**RE/MAX
FIRST**

23 EDGEDALE Road, Calgary T3A 2P6

MLS®#: **A2158289**

Area: **Edgemont**

Listing Date: **08/16/24**

List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,009**
Low Sqft:
Ttl Sqft: **1,009**

DOM

34
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot,Views**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 12`2"
Kitchen	Main	10`6" x 14`1"
Bedroom	Main	10`8" x 8`0"
4pc Bathroom	Main	4`11" x 6`9"
Kitchen	Basement	8`4" x 17`6"
Bedroom	Basement	12`10" x 8`10"

Room	Level	Dimensions
Dining Room	Main	8`9" x 7`9"
Bedroom - Primary	Main	10`7" x 12`9"
Den	Main	8`3" x 12`7"
Family Room	Basement	9`6" x 10`9"
Bedroom	Basement	15`9" x 8`4"
3pc Bathroom	Basement	4`6" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7811551

Remarks

Pub Rmks: ****LEGAL SECONDARY SUITE ALERT!** Welcome to your beautifully updated and inviting home, where modern living meets incredible investment potential. The fully equipped legal secondary suite, with its own private entrance, full kitchen, two bedrooms, and cozy living space, offers endless possibilities—whether for rental income, extended family, or guests. Perfectly located just a 2-minute walk from bus stops, the GYMVMT swimming pool, and gym, this home is ideal for those who value both convenience and an active lifestyle. The front yard opens up to a peaceful community green space, while the back alley provides easy access to private parking for two cars. Inside, the home has been thoughtfully updated with new vinyl flooring throughout with hardwood floor on the stairs to basement(2021), fresh paint in July (2024), and new fences for added privacy (2022). The basement legal secondary suite is bright and welcoming, with new laminate flooring (2020) and two large windows replaced in 2021 to bring in plenty of natural light. Every detail has been carefully considered to create a warm and welcoming atmosphere. This move-in-ready gem is not just a home; it's an opportunity. Whether you're looking to add rental income, host extended family, or simply enjoy a beautifully updated space, this property is ready to welcome you. Don't miss out on making it yours!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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











