

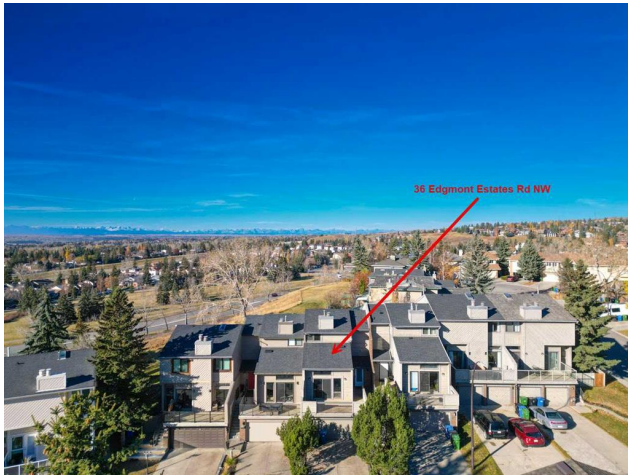


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 EDMONT ESTATES Road, Calgary T3A 2M5**

MLS® #: **A2175849**      Area: **Edgemont**      Listing Date: **11/05/24**      List Price: **\$649,946**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **3,347 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,522**  
 Low Sqft:  
 Ttl Sqft: **1,522**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener**  
 Int Feat: **Central Vacuum,Double Vanity,High Ceilings,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 12`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 6`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`4"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 10`1"</b>	<b>Game Room</b>	<b>Lower</b>	<b>20`2" x 13`1"</b>
<b>Den</b>	<b>Main</b>	<b>11`9" x 9`4"</b>	<b>Laundry</b>	<b>Lower</b>	<b>8`11" x 6`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 5`1"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>16`9" x 9`3"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>14`10" x 13`4"</b>	<b>Other</b>	<b>Lower</b>	<b>7`2" x 2`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 9`3"</b>	Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **M-C1**

Legal Desc: **7910442**

Remarks

Pub Rmks: **36 Edgemont Estates Road NW | Rare Opportunity With NO CONDO FEES! | Absolute Perfection & Prestigious Sought After Location In Edgemont | Meticulously Updated With Custom Open Tread Stairs & Many More Upgrades | Two-Storey Split Townhome With Fully Developed Basement & Oversized (23'4" x 25'4") Double Attached Garage | Perched On a Ridge With Unobstructed Views Of The Mountains | Plus A View Of The Downtown City Skyline From 2nd Bedroom | Gorgeous Main Level Living Room Boasts A Beautiful Wood Burning Fireplace, Vaulted Ceilings & Large Patio Doors To The East Deck Which Flood The Home With Natural Light | Main Floor Den With Floor To Ceiling Mirrors | Fabulous New Kitchen With Ample Storage & Island With Breakfast Seating | Adjoining Dining Room Comfortably Fits Family & Friends With Patio Doors Leading Out To A Large West Exposed Deck Overlooking The Beautifully Landscaped Back Yard & Mountain Views | Upper-Level Features Two Generously Sized Bedrooms | Luxurious Primary Bedroom Complete With Spacious 4 PCE Ensuite & Oversized Closet | Edgemont Is One Of The City's Largest Residential Districts, Sprawling Over 6.6 Square Kilometers With The Largest Number Of Parks, Walking & Cycling Trails & Playgrounds Of Any Neighbourhood In The City Of Calgary | Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | Multiple Amenities Within Edgemont Itself, PLUS Major Shopping Centres Like Crowfoot, Beacon Hill (Costco), & Market Mall Just Minutes Away | Close Proximity To Excellent Schools: Tom Baines Junior High, Edgemont Elementary School, HD Cartwright School & Mother Mary Greene School, As Well As Sir Winston Churchill Designation | Easy Access To LRT, University of Calgary, Foothills & Children's Hospital & An Easy Drive To Downtown | Great Access To The Calgary Ring Road Which Can Easily Take You Out Of The City To Enjoy Alberta's Gorgeous Rocky Mountains!**

Inclusions: **Water Softener "As Is" (Vacuum Powerhead not working)**

Property Listed By: **Real Broker**

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

