



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 EDGELAND Close, Calgary T3A 3B1**

MLS®#: **A2183259**

Area: **Edgemont**

Listing Date: **12/10/24**

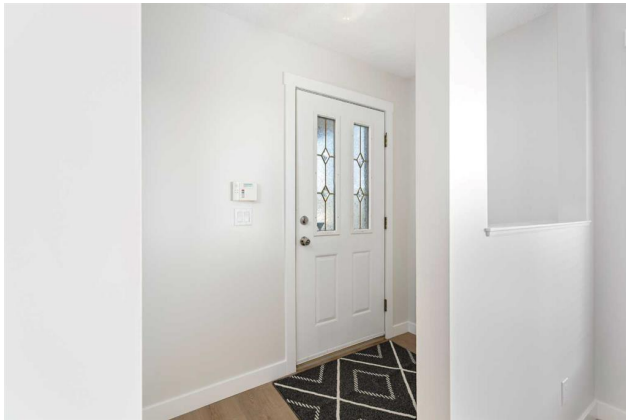
List Price: **\$699,888**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees**  
Park Feat: **Double Garage Attached**

DOM

**53**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Ceiling Fan(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>83`1" x 53`1"</b>
<b>Entrance</b>	<b>Main</b>	<b>26`6" x 13`1"</b>
<b>Pantry</b>	<b>Main</b>	<b>9`10" x 7`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>46`9" x 45`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>30`4" x 14`3"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>30`7" x 26`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>30`7" x 18`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>51`8" x 26`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>34`9" x 19`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>51`8" x 51`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>54`5" x 51`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>24`10" x 16`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>56`0" x 37`6"</b>
<b>Foyer</b>	<b>Basement</b>	<b>40`5" x 20`6"</b>

<b>Bedroom</b>	<b>Main</b>	<b>47`7" x 35`10"</b>	<b>4pc Bathroom</b> Legal/Tax/Financial	<b>Main</b>	<b>35`3" x 16`2"</b>
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Condo Fee: <b>\$637</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-CG</b>
Legal Desc:	<b>9010709</b>	<b>Monthly</b>

Remarks

Pub Rmks: **Beautifully Renovated 3-Bedroom Townhouse in Edgemont - Move-In Ready! This fully renovated 3-bedroom townhouse is nestled in the heart of Edgemont, offering modern upgrades, spacious living, and a quiet neighborhood feel. With easy access to major shopping, top schools, and key Calgary attractions, this home is perfect for families, professionals, and investors alike. Property Highlights: Fully Renovated Interior - Updated flooring, modern trim, and a fresh contemporary design Gourmet Kitchen - Stylish countertops, ample storage, and brand-new stainless steel appliances Spacious Living Room - Vaulted ceilings, cozy wood-burning fireplace, and built-in shelving Primary Suite Retreat - Custom walk-in closet and spa-inspired 5-piece ensuite with jetted soaker tub, dual sinks, and a large shower Finished Basement - Includes a massive bonus room, rec room, additional bedroom, full bath, and ample storage West-Facing Backyard - Private deck with scenic green views, perfect for relaxing or entertaining Attached Double Garage - Insulated, drywalled, and includes extra parking Prime Location - Quiet Yet Convenient: Nestled in Edgemont, one of Calgary's most sought-after communities Minutes from The University of Calgary & Sir Winston Churchill High School Close to Major Shopping - Market Mall, Brentwood Village, Northland Mall & Crowfoot Crossing Easy Access to Major Attractions - McMahon Stadium, Olympic Oval, Nose Hill Park, and downtown Calgary Excellent Transit & Road Access - Close to Brentwood LRT, Banff Trail LRT, and key roadways Additional Upgrades & Features: All Poly B plumbing removed and replaced with modern piping New hot water tank installed for efficiency and reliability Move-in ready with high-end finishes and thoughtful updates throughout This home offers a perfect blend of comfort, convenience, and modern living in one of Calgary's best neighborhoods. Contact your REALTOR® today to book a private showing!**

Inclusions: **none**  
Property Listed By: **First Place Realty**

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



