



THE
A-TEAM

**RE/MAX
FIRST**

87 EDGEHILL Drive, Calgary T3A 2W1

MLS®#: **A2183768**

Area: **Edgemont**

Listing Date: **12/16/24**

List Price: **\$489,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,209

Year Built:

1981

Low Sqft:

Lot Information

Ttl Sqft:

1,209

Lot Sz Ar:

2,734 sqft

Lot Shape:

Access:

Back Lane

Lot Feat:

Alley Access, None, On Street

Park Feat:

DOM

5

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Int Feat:

Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`2" x 12`0"
Dining Room	Main	10`4" x 7`0"
2pc Bathroom	Main	7`3" x 4`2"
Bedroom	Second	12`0" x 10`2"
Walk-In Closet	Second	7`2" x 5`0"
4pc Bathroom	Second	8`1" x 5`0"

Room	Level	Dimensions
Kitchen	Main	11`10" x 10`4"
Hall	Main	11`7" x 6`4"
Bedroom - Primary	Second	13`10" x 10`4"
Bedroom	Second	12`0" x 8`8"
Hall	Second	13`10" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111017

Zoning:
RC-2

Remarks

Pub Rmks: **Welcome to the this 2 Storey Semi-detached 3 bed and 1.5 baths Home Located in the well Established, Convenient and Sought After Community of Edgemont NW, Calgary! This is a perfect starter home that offer Ample Space Living Room with a cozy stone fireplace, laminate floors flowing into the large kitchen with beautiful quartz counter tops, Newer appliances including New Fridge (2023), New Dishwasher (2023), New Washer (2023), lots of counter space and heaps of natural light filling up the dining area. Upper level includes a bright and spacious large master with walk-in closet, 2 more bright bedrooms and 4 pc bath with Quartz Counter Top. Kitchen walks out onto concrete patio and into large backyard with heaps of space to build a garage or parking pad off the back lane. Few Minutes Driving distance from Real Canadian Superstore, Recreation Centre, Nose Hill Park, playgrounds, schools, public transit and all shopping amenities, not to mention super quick access to several major roadways. Call now and book your showing today!**

Inclusions:
Property Listed By: **Appliances
RE/MAX Real Estate (Central)**

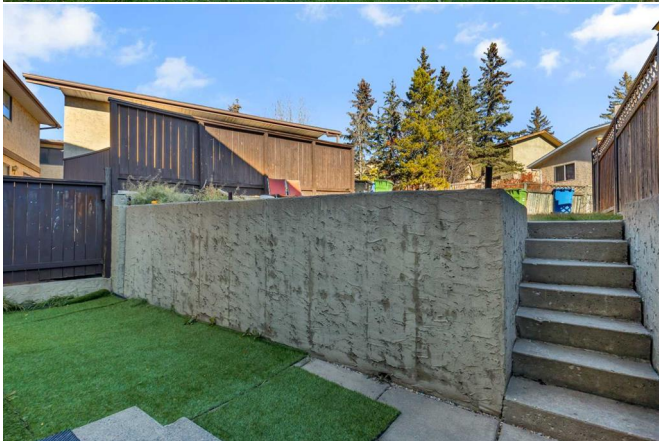
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





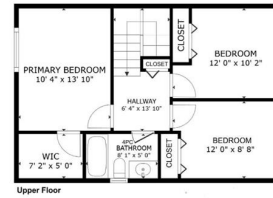








87 Edgehill Dr NW



Date: Nov 4, 2024
 Property Type: Two Storey
 Main Floor: 689 sq ft/ 64.07 sq m2
 Upper Floor: 609 sq ft/ 56.34 sq m2
 Total RMS: 1299 sq ft/ 120.41 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Jeeban Kattual