



THE
A-TEAM

**RE/MAX
FIRST**

216 EDGERIDGE Gardens, Calgary T3A 5Z1

MLS® #: **A2196516**

Area: **Edgemont**

Listing Date: **02/22/25**

List Price: **\$748,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,035**
Low Sqft:
Ttl Sqft: **2,035**

Lot Information

Lot Sz Ar: **4,682 sqft**
Lot Shape:

DOM

1
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Private**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **9811112**

Zoning: **R-CG**

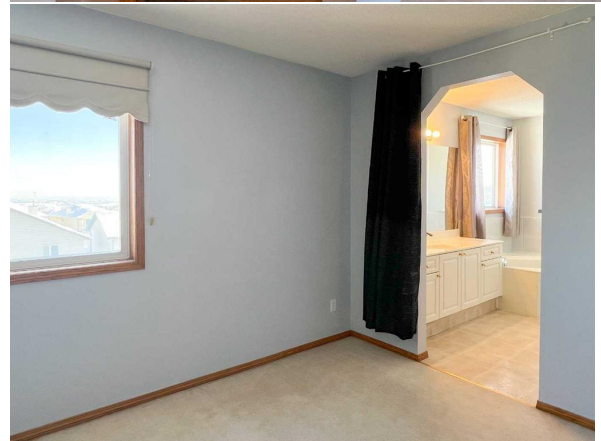
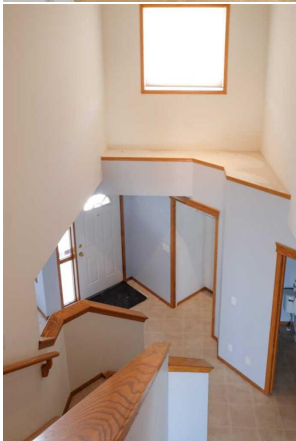
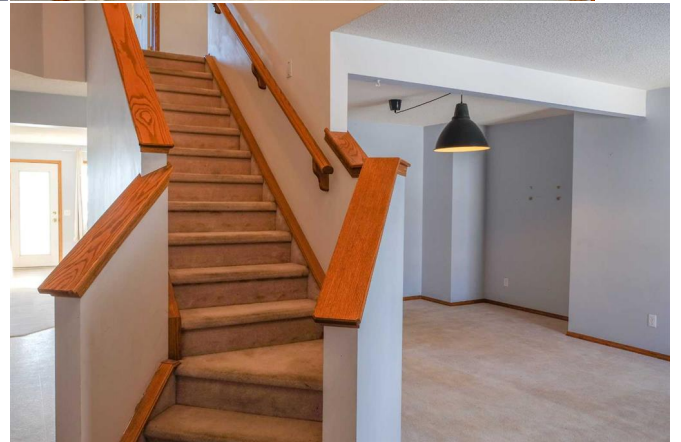
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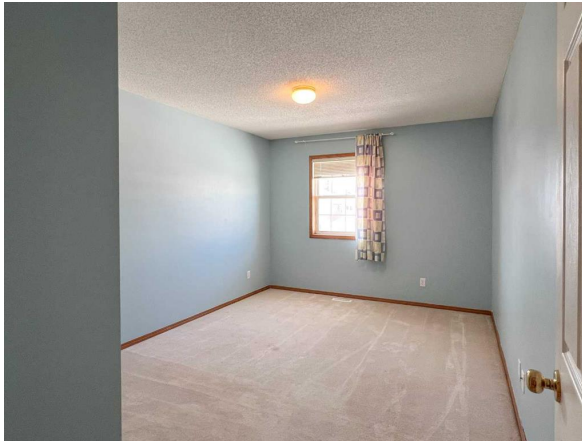
Pub Rmks: **Welcome to 216 Edgeridge Gardens NW, a great opportunity in the popular Edgemont community. This two-storey detached home is perfect for first-time home buyers or investors looking for a smart buy in a fantastic location. It features 3 spacious bedrooms upstairs and an unfinished basement, offering plenty of room and potential. The basement is a blank canvas—perfect for adding a rental suite or extra living space to fit your needs. Inside, the home's original charm has been well-kept, giving you the option to move in right away or update it over time. The bright living and dining areas are ideal for family gatherings, while the cozy family room with a gas fireplace is a great spot to relax. Best of all, this home is located in one of Calgary's top school zones, close to Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. You'll also be just steps from parks, transit, and shopping, with easy access to Nose Hill Park, the University of Calgary, Stoney Trail, and the airport. Plus, the home has been upgraded this month with brand-new plumbing, replacing all the Poly-B pipes for your peace of mind and long-term value. With a great price and an unbeatable location, this home is a smart choice with lots of potential. Don't miss out—book your private showing today!**

Inclusions: **none**
Property Listed By: **Royal LePage Benchmark**

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







216 Edgeridge Gardens NW, Calgary, AB

Main Floor Exterior Area 1117.79 sq ft
Interior Area 1033.85 sq ft
Excluded Area 419.96 sq ft



0 6 12 ft

PREPARED: 2024/03/22

White regions are excluded from total floor area in GMLD floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

216 Edgeridge Gardens NW, Calgary, AB

1st Floor Exterior Area 519.10 sq ft
Interior Area 488.10 sq ft
Excluded Area 91.38 sq ft



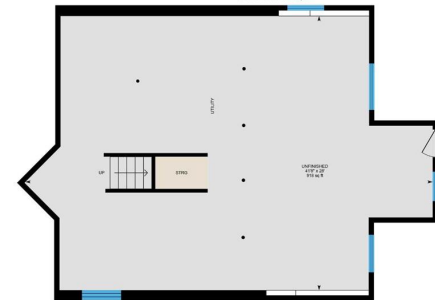
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PREPARED: 2024/03/22

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216 Edgeridge Gardens NW, Calgary, AB

Basement (Below Grade) Exterior Area 124.43 sq ft
Interior Area 258.84 sq ft
Excluded Area 10.00 sq ft



0 4 8 ft

PREPARED: 2024/03/22

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