

\$644,900 - 192 Edgemont Estates Drive Nw, Calgary

MLS® #A2211375

\$644,900

2 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

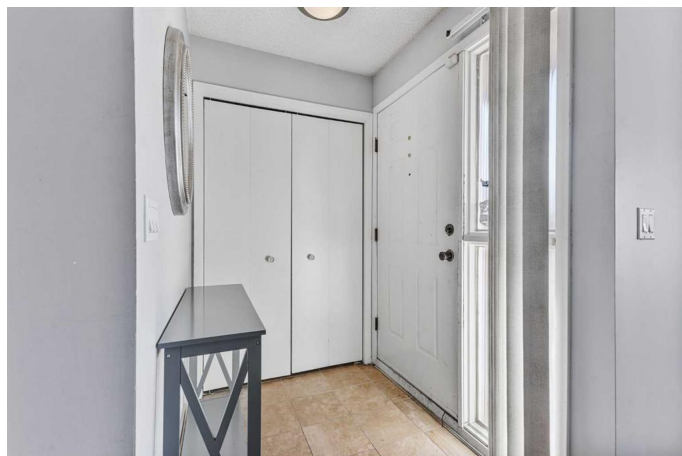
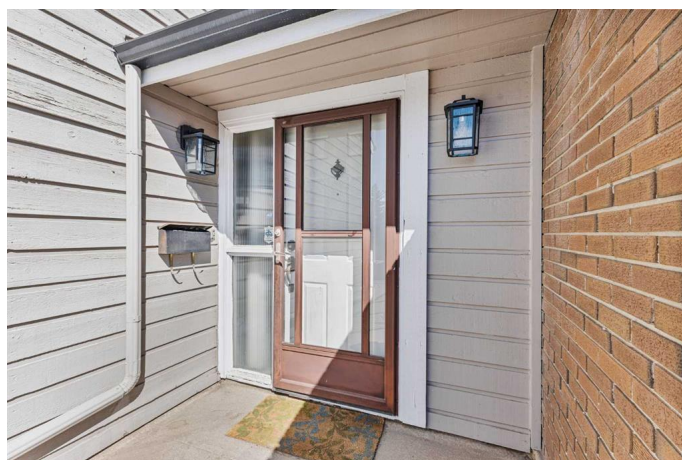
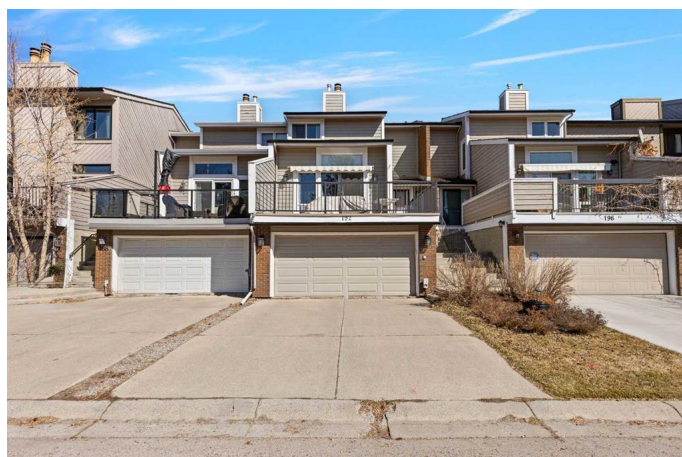
LOADS OF UPGRADES AND NO CONDO FEES!

Welcome to this beautifully updated 2 bedroom, 2.5 bathroom townhome nestled in the sought-after community of Edgemont. Backing directly onto a tranquil natural reserve, this home offers a rare blend of modern comfort and peaceful livingâ€”with no condo fees!

Step inside to a warm and inviting living room featuring hardwood floors and a charming brick-faced wood-burning fireplace, perfect for cozy evenings. Just a few steps up, youâ€™ll find a versatile flex space ideal for a home office, study nook, additional dining area, or even a reading loungeâ€”whatever best suits your lifestyle.

Next, enter the thoughtfully extended kitchen, complete with granite countertops, updated appliances, and abundant storage, including custom pull-out cabinetry designed for both beauty and function.

This home has seen numerous upgrades, including a new furnace, new washer and dryer, and upgraded lighting throughout, adding warmth and ambiance to every room. Upstairs, youâ€™ll find two generously sized bedrooms. The primary bedroom overlooks the quiet reserve and features a fully renovated ensuite with quartz countertops, custom cabinetry, marble floors, and gorgeous front-lit mirrors. The secondary bedroom offers a beautiful mountain view and is just steps from a completely updated hallway bathroom,



showcasing custom cabinets, extra storage, and marble tiled floors.

All three bathrooms in this home have been extensively renovated with high-end finishes and thoughtful design.

The basement offers a blank canvas with endless potentialâ€”ideal for a media room, home gym, guest suite, creative studio, craft room, or second office. This flexible space can easily adapt to your needs.

Step outside to your private deck and take in the stunning view of the lush natural reserveâ€”a peaceful and private retreat right in your own backyard.

Located minutes from restaurants, shopping, top-rated schools, public transit, and with easy access to downtown and the mountains, this home offers the very best of location and lifestyle.

Donâ€™t miss your chance to own this exceptional, move-in-ready townhome with NO CONDO FEES!

Built in 1979

Essential Information

MLS® #	A2211375
Price	\$644,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

Community Information

Address	192 Edgemont Estates Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	27
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bravo Realty
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