

# \$799,000 - 23 Edgepark Way Nw, Calgary

MLS® #A2214393

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,363 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday May 10, 2pm - 4pm \*\*** Nestled in the highly sought-after community of Edgemont, this family-friendly home offers the rare combination of a West-facing backyard and direct access to green space in one of Calgary's most desirable Northwest neighbourhoods. The backyard is a gardener's dream with plenty of space for planting, while the home itself is flooded with natural light throughout the day. The well-designed floor plan offers over 2,300 sq ft of living space with incredible flow, multiple living rooms perfect for family gatherings or entertaining. Inside, you'll find brand new carpet, updated bathrooms (2019), windows replaced between 2006-2008. From a mechanical standpoint this home has been fully updated, featuring two furnaces (2020), central A/C (2020), smart thermostats, new roof (2019), hot water tank (2019), copper pipes throughout (no poly B) and blackout blinds in all bedrooms. This well-maintained home is conveniently situated behind Tom Baines Junior High School and features beautiful natural surroundings, including the Edgemont Ravine with its winding trails, scenic views, and abundant wildlife. Located close to grocery stores, restaurants, excellent public schools, the Edgemont Athletic Club, and easy access to major roadways such as Shaganappi Trail and John Laurie Blvd.

Built in 1986



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214393    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,363       |
| Acres          | 0.12        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Edgepark Way Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 4G7            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Walk-In Closet(s), Bar, Dry Bar, Skylight(s), Tile Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                          |
| Fireplaces        | Wood Burning                                                                                                                                                                                               |

|              |                         |
|--------------|-------------------------|
| Has Basement | Yes                     |
| Basement     | Unfinished, See Remarks |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                                        |
| Lot Description   | Backs on to Park/Green Space, City Lot, Few Trees, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Brick, Stucco, Wood Frame                                                                                                     |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 23            |
| Zoning         | R-CG          |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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