

**49 Edgeland Close NW
Calgary, Alberta**

MLS # A2183259



\$699,888

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,623 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 637
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

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!