

# \$1,075,500 - 28 Edgemont Court Nw, Calgary

MLS® #A2207499

**\$1,075,500**

4 Bedroom, 4.00 Bathroom, 2,300 sqft  
Residential on 0.20 Acres

Edgemont, Calgary, Alberta

This home is perfect for those seeking a tranquil lifestyle with the convenience of nearby services and amenities. Situated in a quiet cul-de-sac in Edgemont, backing onto an environmental reserve, ensuring privacy and serene surroundings. Mature trees enhance the natural feel, and the property includes two balconies: one with scenic views at the front and another off the master bedroom for quiet moments.

The Main Floor: a formal living and dining room which creates a spacious and elegant feel.

A den with double French doors provides a flexible space for work or relaxation. Open kitchen that has in-floor heating A cozy yet sizable family room with a wood burning fireplace offers a comfortable gathering space, with patio doors opening to the large deck. Practical features include a half bath and a spacious mudroom/laundry area, with in-floor heating, for added convenience.

The Upper Floor: the master bedroom which offers a walk-in closet and ensuite bath, providing a private retreat.

Two additional bedrooms, are spacious and share a full bathroom,, with in-floor heating, which has the state of art chromatherapy tub  
Lower Level:

A developed lower level includes a large recreation/family room with high 10-foot ceilings, ideal for entertainment or relaxation. A fourth bedroom and a full bath provide



additional living space.

The lower level also includes a cold room and storage area, adding functionality.

Backyard: A spacious deck with a hot tub, enclosed by a pergola, provides a private and cozy space for unwinding, whether you're soaking in the hot tub or simply enjoying the outdoors.

Two Sheds: The additional sheds offer convenient storage space for tools, outdoor equipment, or anything else you may need to store, keeping the yard tidy and organized.

Prime location with quick access to amenities like Foothills Hospital, Children's Hospital, and the University of Calgary. Close to dog park.

With newer windows, roof and Hardi siding this home is ready to move in to.

Built in 1980

### **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2207499       |
| Price          | \$1,075,500    |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,300          |
| Acres          | 0.20           |
| Year Built     | 1980           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 28 Edgemont Court Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |

Province Alberta  
Postal Code T3A 2N3

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Garage Faces Front  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Central, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Family Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Garden, Other, Private Yard, Storage  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, No Neighbours Behind, Open Lot, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Brick, Other, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.