

# \$699,990 - 170 Edgebrook Park Nw, Calgary

MLS® #A2231412

**\$699,990**

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

**\*\* OPEN HOUSE 6/21 SAT & 6/22 SUN 2PM**

**- 4PM \*\* PERFECT AS YOUR FIRST HOME**

**\*\* This beautifully upgraded Vaulted ceiling 3+1 bedroom, 3.5 bathroom home in prestigious Edgemont offers the perfect blend of space, style, and sunlight. Thoughtfully designed and fully finished, this two-storey gem delivers comfort, privacy, and unbeatable value â€” ideal for families or anyone looking for a move-in-ready home -- With tons of upgrades completed in 2021 December â€” including fresh designer paint, waterproof vinyl flooring, quartz kitchen countertops, new stainless steel appliances (fridge, dishwasher, hood fan, electric range), a washer and dryer, smart lighting, and Radon mitigation system (2022), water softener (2022), New Air conditioning (2024)-- Located within walking distance of beautiful parks, playgrounds, and transit, and zoned for some of Calgaryâ€™s top-rated schools â€” Edgemont Elementary, Tom Baines Junior High, and Sir Winston Churchill High School â€” this property is also just minutes from Co-op, Superstore, Nose Hill Park, and major roadways like Shaganappi Trail and Stoney Trail. -- Donâ€™t miss your chance to own this stylish home - Book your private showing today!**



Built in 1997

## Essential Information

MLS® #

A2231412

Price	\$699,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	170 Edgebrook Park Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5T8

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Humidifier
Heating	Forced Air, Natural Gas, Standard
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Concrete, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 18th, 2025  
Days on Market        1  
Zoning                    R-CG

**Listing Details**

Listing Office            Top Producer Realty and Property Management

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