

# \$674,900 - 300 Edgehill Drive Nw, Calgary

MLS® #A2232708

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Investors, flippers or first time home buyers this home has a wide array of potential. Located in the sought after community of Edgemont and backing onto a park playground. This 4 level split home features a main floor with laminate and tile flooring throughout. A large front living room with 12ft sloping vaulted ceilings, dining room, kitchen with plenty of cupboard space and breakfast nook. The upper level features the primary bedroom with 3pc ensuite. Two other good sized bedrooms and full bathroom. The lower level features a fourth bedroom, 3pc bathroom, a large family room with wood burning fireplace and laundry room with a separate side entrance with walk-up. The basement features a kitchenette, flex room and plenty of storage. Large backyard with outdoor patio, back lane and views of a playground. Located just minutes from schools, shopping, restaurants, parks and playgrounds. This is the perfect home if you're looking to put your own personal touches on a home. Don't miss out on this opportunity. Make your private showing today.



Built in 1978

## Essential Information

MLS® # A2232708

Price \$674,900

Bedrooms 4

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,198         |
| Acres          | 0.12          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 300 Edgehill Drive Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2S3               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Wood Counters                                                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                     |
| Has Basement      | Yes                                                                                                              |
| Basement          | Exterior Entry, Finished, Full                                                                                   |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 12              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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