

# \$649,900 - 49 Edgeland Close Nw, Calgary

MLS® #A2210793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Step into this beautifully renovated **\*\*raised bungalow\*\*** offering just over **\*\*1,600 sq ft\*\*** of thoughtfully designed living space, perfect for the family. With **\*\*3 spacious bedrooms\*\*** and **\*\*3 full bathrooms\*\***, thereâ€™s plenty of room for everyone.

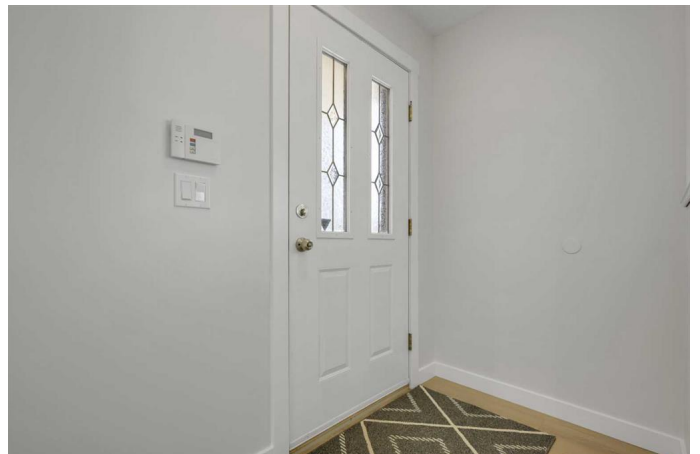
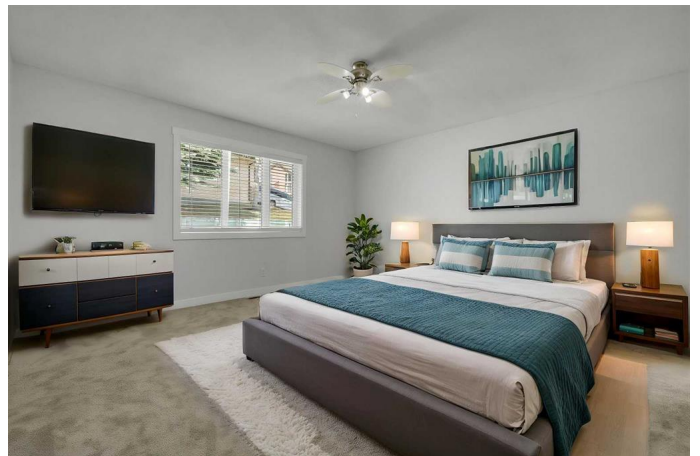
The **\*\*fully equipped kitchen\*\*** features **\*\*brand new appliances\*\***, a **\*\*large moveable island\*\***, and a layout thatâ€™s great for entertaining or casual family meals. The **\*\*bright, west-facing backyard\*\*** includes a **\*\*maintenance-free deck\*\***. Inside, the **\*\*large family room\*\*** is a great spot to gather and enjoy the **\*\*wood-burning fireplace\*\***.

The **\*\*lower level\*\*** is fully developed and offers incredible flexibility, featuring the **\*\*third bedroom\*\***, a **\*\*full bathroom\*\***, a **\*\*bonus room\*\***, and **\*\*tons of storage\*\***. It also includes access to the **\*\*double car garage\*\*** with its own **\*\*private entrance\*\***, making it a great option for multi-generational living, guests, or a private home office setup. All poly b has been replaced wth modern plumbing.

This home is **\*\*fully renovated from top to bottom\*\*** and truly **\*\*move-in ready\*\***â€”all thatâ€™s missing is you!

Built in 1989

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2210793      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,620         |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49 Edgeland Close Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A3B1               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |
| # of Garages   | 4                                      |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Track Lighting |
| Appliances        | Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Wood Burning                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                      |

Basement                      Finished, Partial

**Exterior**

Exterior Features      None  
Lot Description        Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 14th, 2025  
Days on Market        17  
Zoning                    M-CG

**Listing Details**

Listing Office            First Place Realty

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