

\$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**, there's plenty of room for everyone.

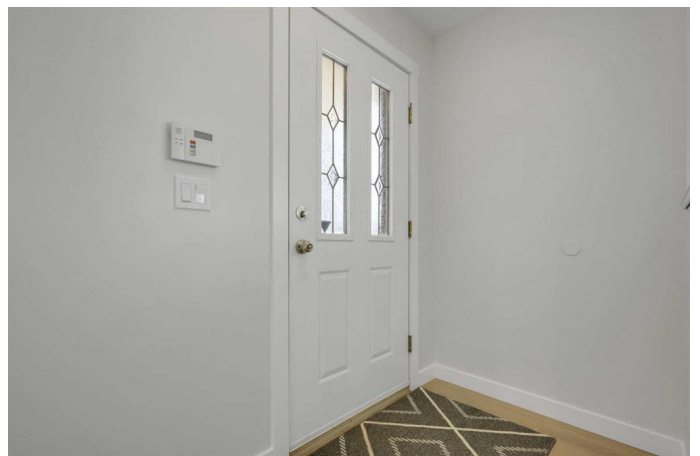
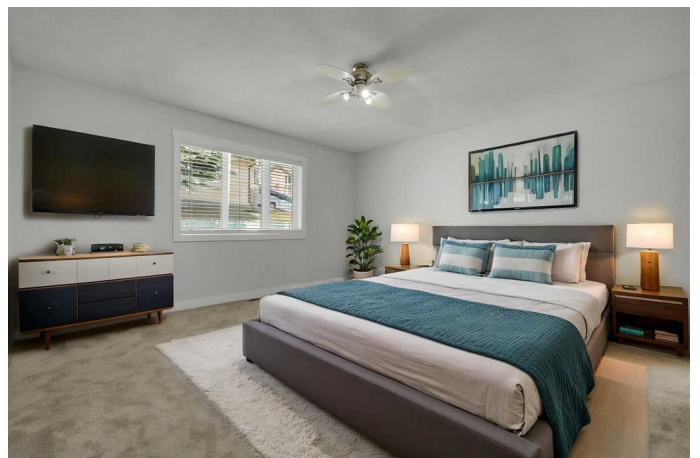
The **fully equipped kitchen** features **brand new appliances**, a **large moveable island**, and a layout that's great for entertaining or casual family meals. The **bright, west-facing backyard** includes a **maintenance-free deck**. Inside, the **large family room** is a great spot to gather and 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**—all that'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 2
Zoning M-CG

Listing Details

Listing Office First Place Realty

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.