

# \$799,000 - 23 Edgepark Way Nw, Calgary

MLS® #A2214393

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,363 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday May 10, 2pm - 4pm \*\*** Nestled in the highly sought-after community of Edgemont, this family-friendly home offers the rare combination of a West-facing backyard and direct access to green space in one of Calgary's most desirable Northwest neighbourhoods. The backyard is a gardener's dream with plenty of space for planting, while the home itself is flooded with natural light throughout the day. The well-designed floor plan offers over 2,300 sq ft of living space with incredible flow, multiple living rooms perfect for family gatherings or entertaining. Inside, you'll find brand new carpet, updated bathrooms (2019), windows replaced between 2006-2008. From a mechanical standpoint this home has been fully updated, featuring two furnaces (2020), central A/C (2020), smart thermostats, new roof (2019), hot water tank (2019), copper pipes throughout (no poly B) and blackout blinds in all bedrooms. This well-maintained home is conveniently situated behind Tom Baines Junior High School and features beautiful natural surroundings, including the Edgemont Ravine with its winding trails, scenic views, and abundant wildlife. Located close to grocery stores, restaurants, excellent public schools, the Edgemont Athletic Club, and easy access to major roadways such as Shaganappi Trail and John Laurie Blvd.

Built in 1986



## Essential Information

MLS® #	A2214393
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,363
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	23 Edgepark Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G7

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Walk-In Closet(s), Bar, Dry Bar, Skylight(s), Tile Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Unfinished, See Remarks

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Few Trees, Garden, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	Charles
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