\$729,900 - 8 Edgeland Bay Nw, Calgary

MLS® #A2227583

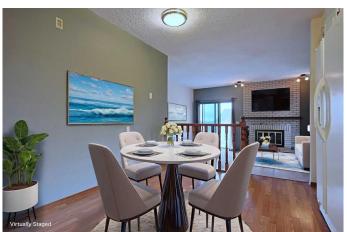
\$729,900

3 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Sensational value in this warm & inviting bungalow tucked away in this cul-de-sac in the highly-desirable family community of Edgemont, offering a total of 3 bedrooms & 3 bathrooms, 2 decks & great-sized backyard with low-maintenance fencing. Available for quick possession, you'll love the family-friendly floorplan of this lovely home, which enjoys a bright & airy living room with large bay window, open to the spacious dining room which is perfect for family dinners & entertaining. The eat-in kitchen has laminate floors & lots of cabinet space, with pantry & white/stainless steel appliances including Samsung dishwasher & Whirlpool stove/convection oven. A step down from the kitchen is the cozy family room with wood-burning fireplace & access onto the large balcony. Main floor has 3 bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, ensuite with shower & its own private access onto the balcony. The walkout basement is finished with a great-sized games room & huge recreation room, half bathroom & utility/storage room with built-in shelving & workbench. Additional features include laundry on both the main & walkout levels, large storage shed & patio in the fenced backyard, tile floors in the 2 main floor bathrooms & finished 2 car garage with lots of extra parking on the driveway. A fantastic home in this prime location only minutes to Edgemont Superstore, neighbourhood schools & bus stops, with quick easy access to major retail centers,







University of Calgary, hospitals & LRT.

Built in 1982

Essential Information

MLS® # A2227583 Price \$729,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,622 Acres 0.14 Year Built 1982

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 8 Edgeland Bay Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2Y7

Amenities

Parking Spaces 4

Parking Double Garage Attached, Garage Faces Front

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Pantry, Storage

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Wood Burning, Gas Starter

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 7th, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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