

# \$749,900 - 170 Edgebrook Park Nw, Calgary

MLS® #A2228098

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,776 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

This beautifully upgraded Vaulted ceiling 3+1 bedroom, 3.5 bathroom home in prestigious Edgemont offers the perfect blend of space, style, and sunlight. Thoughtfully designed and fully finished, this two-storey gem delivers comfort, privacy, and unbeatable value â€” ideal for families or anyone looking for a move-in-ready home -- With tons of upgrades completed in 2021 December â€” including fresh designer paint, waterproof vinyl flooring, quartz kitchen countertops, new stainless steel appliances (fridge, dishwasher, hood fan, electric range), a washer and dryer, smart lighting, and Radon mitigation system (2022), water softener (2022), New Air conditioning (2024)-- Located within walking distance of beautiful parks, playgrounds, and transit, and zoned for some of Calgaryâ€™s top-rated schools â€” Edgemont Elementary, Tom Baines Junior High, and Sir Winston Churchill High School â€” this property is also just minutes from Co-op, Superstore, Nose Hill Park, and major roadways like Shaganappi Trail and Stoney Trail. -- Donâ€™t miss your chance to own this stylish home - Book your private showing today â€” this one wonâ€™t last!

Built in 1997

## Essential Information

MLS® #                      A2228098

Price                        \$749,900



|                |                |
|----------------|----------------|
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,776          |
| Acres          | 0.10           |
| Year Built     | 1997           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 170 Edgebrook Park Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A5T8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Smart Home |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Humidifier  |
| Heating           | Forced Air, Natural Gas, Standard  |
| Cooling           | Sep. HVAC Units  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Decorative  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 5              |
| Zoning         | R-CG           |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---|

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