

\$849,900 - 36 Edgebrook Park Nw, Calgary

MLS® #A2255678

\$849,900

3 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

****OPEN HOUSE this SAT on Sep 13rd at 2-4PM**** Look no further! This original home owner, well kept home for the first time on the market that you should not miss. 2,092 sq feet home with Walkout basement, backs onto the big Park, unobstructed view of the North.

Tile roof and Stucco exterior, front veranda that offers you the nice South Exposure. Walk in the Foyer, with the Flex Room on your left that is ideal to be used as a Home Office. 2 Storey High ceiling in Family room with Gas fireplace, opens to the spacious Kitchen, centre Island with raised breakfast bar. Formal Dining Room is perfect to host your dinner gathering. Spacious Kitchen Nook with the open view of the Park with 9.5 ceiling heights, access to the deck.

Upstairs offer you 3 bedrooms and 2 full baths.

Primary bedroom gives you such a nice open View that you can relax, an Ensuite bathroom with a jetted tub and separate shower. In the hallway, you can overlook the Main Floor Family Room and the open View of the Park. Walkout basement is ready for your future development, yet one full bathroom is completed. Walkout level can access to the Level and fenced backyard. From here, you can walk straight through the backyard gate to the greenspace and enjoy direct access to the park.

Newly upgraded Furnace and A/C unit in 2020. Great location on a quiet street, across



from the park and backs onto the Big Park and Soccer field, ideal location for your family. Children can attend to the best Junior High and High School in NW. Close to Costco, and all other major shopping areas, easy access to Country Hills Blvd and Stoney Trail. Call today for your viewings!

Built in 1997

Essential Information

MLS® #	A2255678
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Edgebrook Park Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Views
Roof	Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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