

# \$599,900 - 36 Edgewood Drive Nw, Calgary

MLS® #A2211732

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,224 sqft  
Residential on 0.07 Acres

Edgemont, Calgary, Alberta

**\*\*OPEN HOUSE THIS SAT, APR 19th,  
2-4PM\*\*** Prime Edgemont  
investmentâ€™corner lot, walk-out basement  
with illegal suite and double detached garage  
offer strong rental potential.

This 1,224 sq ft Bi-Level boasts a total of 3 + 2 Bedrooms and 2.5 Baths. The Main Level features a spacious Living Room and a Wood Burning Fireplace. A functional Kitchen connects to a cozy Nook with access to the Balcony for added outdoor space. The Primary Bedroom includes a Half Bath Ensuite and a walk-in closet. 2 additional Bedrooms, a 4-piece Bath and a Laundry room complete the level.

The Walkout Basement has a Separate Entry and includes a full illegal suite. It offers a second Living Room and a Kitchen with newer flooring, 2 Bedrooms, 3 piece full bath and a second set of washer and dryer.

A Double Detached Garage adds secure parking. The furnace was replaced in 2017, offering peace of mind for long-term maintenance.

The backyard is landscaped with partial fencing and alley access. A playground is located just across the street. The home is conveniently close to parks, schools and transit. Enjoy quick access to Sarcee Trail and Crowchild Trail. Nearby shopping and



amenities include Dalhousie Station,  
Brentwood Village and Crowfoot Crossing.  
Great for First time buyer or Investing to get  
potential rent around \$3500 per month.

Built in 1979

### **Essential Information**

MLS® #	A2211732
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	36 Edgewood Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2T4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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