109 Edgebrook Gardens NW

Calgary | Active | MLS® A2320721

$699,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1991**	**1,450 sq. ft.**

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Listed by ComFree

A closer look

Welcome to this unique bi-level bungalow, ideally situated on a quiet U-shaped street with only nine homes, offering a peaceful and private setting. The spacious main floor features approximately 1,450 sq. ft. of living space, including 3 bedrooms, 2 full 3-piece bathrooms, and convenient main-floor laundry located within the primary bedroom suite. The upper level has been freshly painted in a bright white colour, while the basement has also been painted in a matching finish, creating a fresh and cohesive look throughout. The fully developed basement offers exceptional additional living space with large bi-level windows that provide an abundance of natural light. This level includes 2 generously sized bedrooms, a spacious family room with an electric fireplace, high ceilings, a full kitchen, and a separate laundry area. With its functional layout, bright lower level, and versatile living spaces, this property offers plenty of room for larger households, multi-generational living, or flexible lifestyle needs. Located in a quiet, low-traffic neighbourhood, this home combines comfort, space, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320721
Bedrooms	5
Bathrooms	3
Year Built	1991
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	1,450 sq. ft.
Acreage:	No
Lot Area:	6,874 sq. ft.

Lot Frontage:	27'
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	3
Year built:	1991 (Age: 35)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9112584
Heating:	Baseboard, In Floor, Fireplace(s), Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Electric
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Bathroom, Lower Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Microwave, Microwave Hood Fan, Stove(s), Washer/Dryer
Inclusions:	Another set of stove , fridge , washer and dryer on the basement
Restrictions:	None Known
Main Floor	Bedroom · 18'4" × 15'3" ·
Main Floor	Bedroom · 16' × 9'6" ·
Main Floor	Bedroom · 12' × 12' ·
Basement	Bedroom · 10' × 10' ·
Basement	Bedroom · 12' × 9' ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Barbecue, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG

Listed Date:	Jun 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-edgebrook-gardens-nw-calgary-a2320721/

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