255 Edgebrook Park NW

Calgary | Active | MLS® A2351393

$998,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**1,895.9 sq. ft.**

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Listed by Grand Realty

A closer look

Welcome to this inviting home in the desirable NW community of Edgemont! Offering a functional layout with plenty of space for the whole family, this home features a comfortable living room, a separate dining room, and a bright breakfast nook perfect for everyday meals and family gatherings.
Upstairs, you'll find three well-sized bedrooms, the primary bedroom have a own deck, providing comfortable accommodation for the family. The fully developed basement adds even more versatility, featuring an additional living room, a private office ideal for working from home, and an extra bedroom. With 3 full bathrooms and 1 half bathroom, this home offers convenience and flexibility for families of all sizes.
The true highlight of this property is its beautiful backyard and peaceful setting. Enjoy the stunning open backyard views, a relaxing outdoor atmosphere. It's the perfect place to unwind, enjoy your morning coffee, or spend quality time with family and friends.
Conveniently located in the established community of Edgemont, the home offers easy access to nearby schools, parks, playgrounds, grocery stores, restaurants, and everyday shopping. Nearby amenities include Edgemont Shopping Centre and Beacon Hill Shopping Centre, with additional shopping and dining options at Crowfoot Crossing. Local schools include Edgemont School, Tom Baines School, and Mother Mary Greene School, with school attendance subject to designated catchment boundaries.
A wonderful opportunity to enjoy comfortable family living in a quiet, well-established neighbourhood, with convenient access to everyday amenities.
Don't miss the opportunity to make this lovely home yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351393
Bedrooms	4
Bathrooms	4
Year Built	1997
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,895.9 sq. ft.
Main Level Finished Area:	1,015.9 sq. ft.
Upper Level Finished Area:	880 sq. ft.
Below Grade Finished Area:	846.8 sq. ft.
Acreage:	No
Lot Area:	5,285 sq. ft.
Lot Frontage:	44'1¼"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9711556
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	3
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Laundry · 8'4" × 5'11" ·
Main Floor	Living Room · 14' × 12'2" ·
Main Floor	Porch - Enclosed · 10'2" × 4'8" ·
Main Floor	Kitchen · 21'4" × 10'9" ·
Main Floor	Nook · 14'9" × 8'11" ·
Main Floor	Entrance · 11'10" × 6'8" ·
Main Floor	Dining Room · 13' × 9'11" ·
Main Floor	Balcony · 12'5" × 8' ·

Upper Level	Bedroom · 10'9" × 9'3" ·
Upper Level	Bedroom - Primary · 16' × 12'7" ·
Upper Level	Balcony · 10'7" × 4'11" ·
Upper Level	Bedroom · 12'11" × 10' ·
Upper Level	Walk-In Closet · 5'11" × 4'8" ·
Basement	Furnace/Utility Room · 8'9" × 7'11" ·
Basement	Family Room · 14'1" × 11'11" ·
Basement	Flex Space · 12'4" × 7'9" ·
Basement	Entrance · 6'8" × 6' ·
Basement	Storage · 7'10" × 4'6" ·
Basement	Other · 5'2" × 3'2" ·
Basement	Bedroom · 10' × 9'6" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Bar, Bookcases
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Front Porch
Lot Features:	Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/255-edgebrook-park-nw-calgary-a2351393/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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