

# \$519,000 - 269 Edgepark Boulevard Nw, Calgary

MLS® #A2252151

**\$519,000**

3 Bedroom, 2.00 Bathroom, 775 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Step into this beautifully updated home in Edgemont. You'll immediately notice the gleaming refinished maple floors that flow throughout the main level. The brand new kitchen is a chef's delight, with modern finishes and plenty of space.

This bright bi-level home is flooded with natural light, thanks to the large basement windows. The basement is a standout, providing a bright and inviting space for family movie nights or relaxing by the warmth of a wood-burning fireplace. With cozy new carpet and a third bedroom, the basement adds to the home's versatility.

Ideally located, this home is close to schools and shopping, adding to its appeal.

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252151    |
| Price          | \$519,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 775         |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 269 Edgepark Boulevard Nw |
| Subdivision | Edgemont                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 4J1                   |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Skylight(s)                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                                    |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                      MaxWell Canyon Creek

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