

269 Edgepark Boulevard NW
Calgary, Alberta

MLS # A2252151



\$519,000

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|-----------|--|--------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 775 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Level, Treed | | |

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|-------------|---|
| Heating: | Fireplace(s), Forced Air |
| Floors: | Carpet, Hardwood, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home, Quartz Counters, Skylight(s) |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: shed

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.