

\$689,000 - 120 Edgebrook Road Nw, Calgary

MLS® #A2203680

\$689,000

4 Bedroom, 4.00 Bathroom, 1,625 sqft
Residential on 0.11 Acres

Edgemont, Calgary, Alberta

****OPEN HOUSE: 2-4 PM SAT Apr 5th, 2025****

LOCATION, LOCATION, LOCATION,
Welcome to this beautifully maintained
2094 sq ft corner-lot south backyard home is
full of charm and

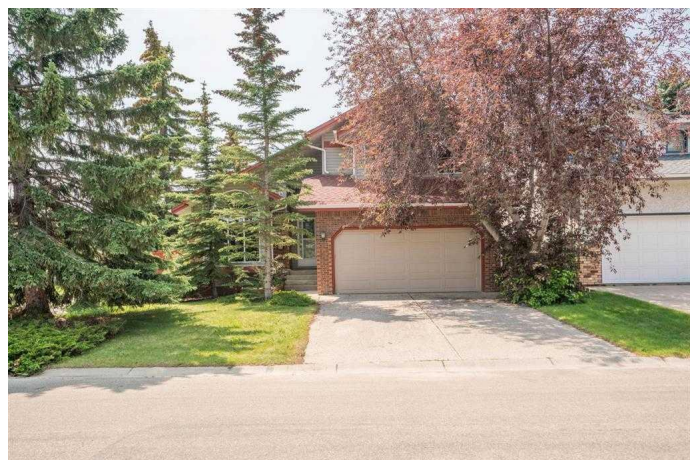
upgrades, offering 3+1 bedrooms, 3.5
bathrooms, a finished basement,
and a double attached garage—all in the
heart of sought-after Edgemont.

Enjoy natural light all day, vaulted ceilings,
central A/C, and a cozy
sunken living room. The kitchen opens to a
duradeck-finished patio,
with space for a dog run and a greenhouse for
your gardening dreams.

Upstairs features a spacious primary suite with
walk-in closet and
ensuite, plus two more bedrooms and a
4-piece bath. The basement adds
rec space, a bedroom, full bath, and a huge
storage/workshop area.

Poly B has been removed—offering peace of
mind! Rarely wide back laen
keeps you open space and privacy, no
sidewalk for snow shave. Walk to
parks and trails, including Nose Hill Park, and
drive just 10 mins to
schools and shopping, 20 mins to downtown.
This gem combines comfort,
convenience, and community—don't miss
it!

Built in 1987



Essential Information

| | |
|----------------|----------------|
| MLS® # | A2203680 |
| Price | \$689,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,625 |
| Acres | 0.11 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 120 Edgebrook Road Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4N3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |
| HOA Fees | 86 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Homecare Realty Ltd.

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