

# \$524,000 - 160 Edgedale Way Nw, Calgary

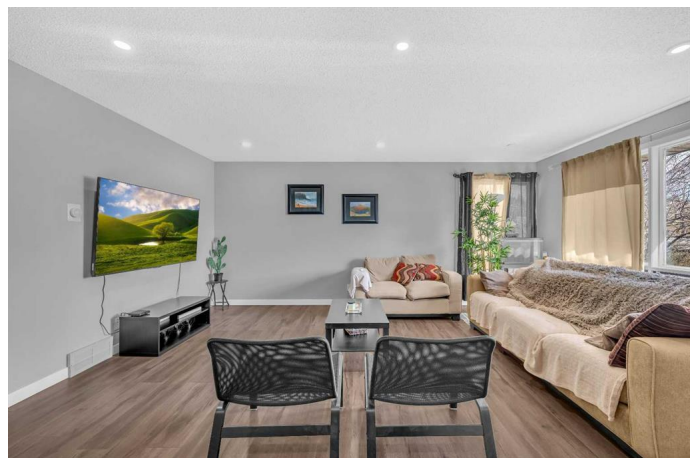
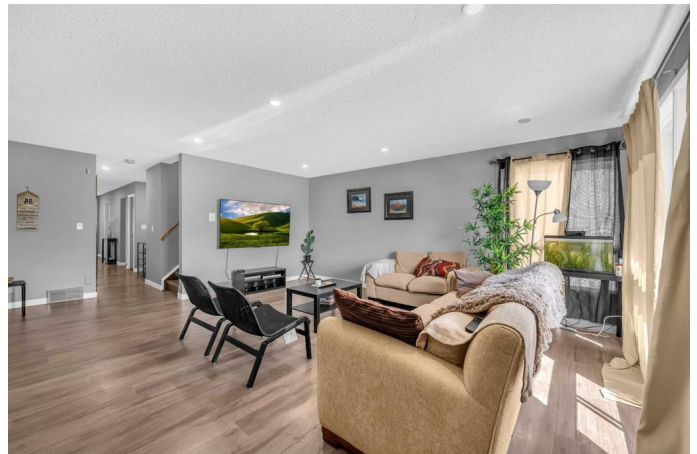
MLS® #A2210187

**\$524,000**

5 Bedroom, 4.00 Bathroom, 1,893 sqft  
Residential on 0.06 Acres

Edgemont, Calgary, Alberta

Don't miss this Great opportunity!  
Welcome to this charming 2 Storey Duplex located in the beautiful Edgemont community! This home offers 5 Large size bedrooms and 3.5 baths with 2,767.66sq. ft. of Total living space. Upon entering you'll be greeted by a Spacious Living room, Luxury vinyl floors and wood-burning fireplace, lot of windows that let in plenty of natural sun lights. The Kitchen is well-equipped with stainless steel appliances. An eating bar and good size pantry, laundry located on the main floor, and a spacious Dining room. A Glass sliding door provides access to the Deck and private Backyard. while a half bath completes the main level. Upstairs you'll find three bedrooms, including a Huge Primary Bedroom with a spacious closet, 3pc Ensuite and The additional two Bedrooms are generously sized. Accompanied by a full 4 pc Bath. The Basement suite is fully developed(Illegal suite) with separate side entrance, 2 huge size bedrooms with walk in closet, full bath, Rec room, kitchen Cabinets, separate laundry room and everything is ready for your mortgage helper. Relax and enjoy BBQ on the deck and a back lane also access to your private parking space. At the back and along with street parking for guests. This home is conveniently located near schools, steps away from the bus stops, fitness centers, Edgemont Athletic, parks, shopping, restaurants, and various Amenities. Take advantage of nearby Nose Hill Park, with its wildflowers and hiking trails.



Built in 1979

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210187               |
| Price          | \$524,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,893                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 160 Edgedale Way Nw |
| Subdivision | Edgemont            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 2P9             |

Amenities

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

Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning                                                                   |
| Has Basement      | Yes                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped Down  
Roof                      Asphalt Shingle  
Construction          Brick, Concrete, Asphalt  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 12th, 2025  
Days on Market        3  
Zoning                   R-CG

**Listing Details**

Listing Office           SkaiRise Realty

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