

# \$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.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.