

# \$649,900 - 49 Edgeland Close Nw, Calgary

MLS® #A2210793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Step into this beautifully renovated \*\*raised bungalow\*\* offering just over \*\*1,600 sq ft\*\* of thoughtfully designed living space, perfect for the family. With \*\*3 spacious bedrooms\*\* and \*\*3 full bathrooms\*\*, thereâ€™s plenty of room for everyone.

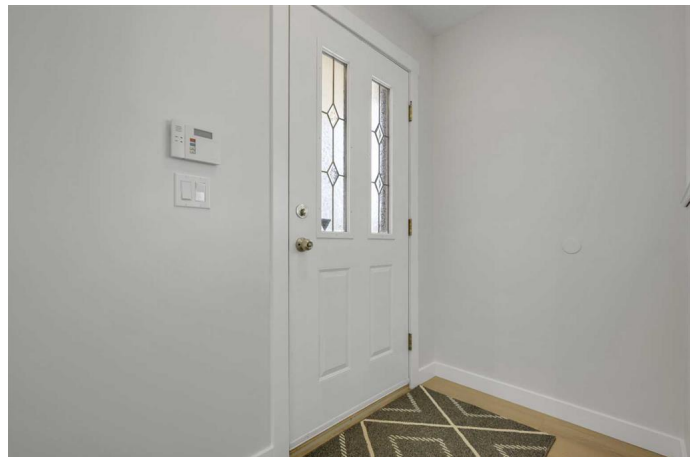
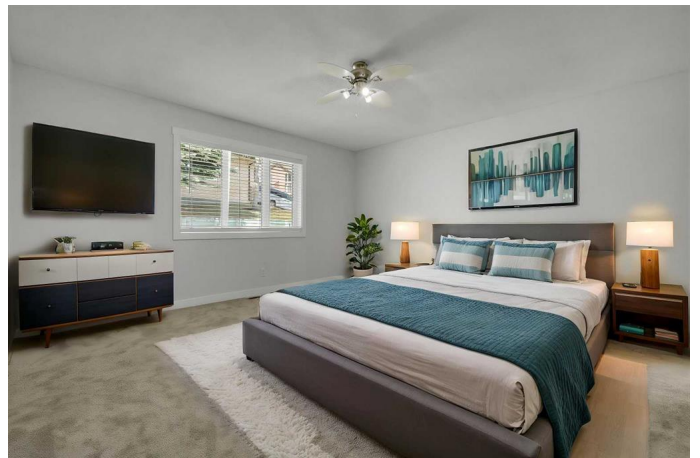
The \*\*fully equipped kitchen\*\* features \*\*brand new appliances\*\*, a \*\*large moveable island\*\*, and a layout thatâ€™s great for entertaining or casual family meals. The \*\*bright, west-facing backyard\*\* includes a \*\*maintenance-free deck\*\*. Inside, the \*\*large family room\*\* is a great spot to gather and enjoy the \*\*wood-burning fireplace\*\*.

The \*\*lower level\*\* is fully developed and offers incredible flexibility, featuring the \*\*third bedroom\*\*, a \*\*full bathroom\*\*, a \*\*bonus room\*\*, and \*\*tons of storage\*\*. It also includes access to the \*\*double car garage\*\* with its own \*\*private entrance\*\*, making it a great option for multi-generational living, guests, or a private home office setup. All poly b has been replaced wth modern plumbing.

This home is \*\*fully renovated from top to bottom\*\* and truly \*\*move-in ready\*\*â€”all thatâ€™s missing is you!

Built in 1989

## Essential Information



MLS® #	A2210793
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	49 Edgeland Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3B1

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Track Lighting
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Partial

**Exterior**

Exterior Features      None  
Lot Description        Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 14th, 2025  
Days on Market        19  
Zoning                    M-CG

**Listing Details**

Listing Office            First Place Realty

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