

\$889,900 - 36 Edcath Road Nw, Calgary

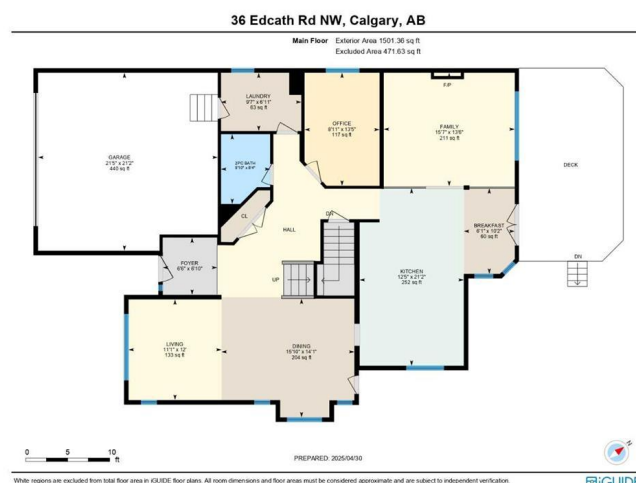
MLS® #A2216290

\$889,900

3 Bedroom, 3.00 Bathroom, 2,477 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to this well cared and maintained home located in the most sought-after NW community of Edgemont in Calgary. Upon entry, you are impressed by a spectacular grand staircase that leads to the upper floor, an open concept living and dining room with soaring vaulted ceilings and enhanced by a large southeast facing window and east side windows allowing for tons of natural light in, and gleaming oak hardwood flows thorough on the main and second floors. The main floor also features an upgraded oak island kitchen with granite counters, tiled backsplash, gas top stove, SS & Built-in appliances and under cabinet lighting, a nice breakfast area with two picture windows and a large French door leading out onto the backyard deck, an inviting sunken family room accented by built-in wall units and a gas fireplace, a spacious main floor den allowing you to skip the commute to work and embrace the home office lifestyle, a 2-pc powder room with a space for a separated shower, and a laundry room leading to the garage. Upstairs provides a primary bedroom with a built-in bench, a walk in closet and executive updated Ensuite with air jetted tub and separate shower, two more good size bedrooms and a 4-pc updated family bathroom. Updates also included vinyl windows in 2024, Poly B pipes replaced where could be seen under the basement, luxury asphalt shingles replaced in 2013, furnace, a hot water tank and water softener replaced in the basement. The big basement (1395SF)



waits for your personal touch with the potential for another bedroom or two, a bathroom and a rec room. The backyard is completed with a deck, underground sprinklers, flower gardens and leafy trees. Edgemont is a sought after established community, with proximity to Nose Hill Park, off-leash areas and extensive green spaces, walking paths, ravines and abundant amenities. The neighborhood is also well-served by top ranking public schools, and the nearby Crowfoot Centre and Market Mall provide convenient access to shopping and dining options. The University of Calgary and hospitals are a short commute via quick access to Shaganappi Trail & Crowchild Trail.

Built in 1987

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216290 |
| Price | \$889,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,477 |
| Acres | 0.12 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 36 Edcath Road Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4A1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Garden |
| Lot Description | Corner Lot, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.