

# \$569,900 - 164 Edgemont Estates Drive Nw, Calgary

MLS® #A2245142

**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

Terrific opportunity in this fantastic townhome backing onto the nature reserve in Edgemont Estates. This fully finished home - with no condo fees - is south facing for plenty of natural light. Enjoy over 2100+ sq ft of developed space that has been exceptionally well cared for. The front foyer opens to a sunny living room with gorgeous, vaulted ceilings and a fireplace feature wall. Across the room enjoy the upgraded Pella sliding patio doors that open to a huge balcony with views and a brand-new awning. The kitchen has been updated and includes beautiful full height raised panel cabinetry, granite countertops, undercabinet lighting, upgraded appliances and a cozy breakfast nook. The kitchen opens to a family room with another set of Pella sliding patio doors that lead to a large deck overlooking the fenced and landscaped backyard. The main level also includes a dining room and convenient 2-piece bath. A classic wood & iron spindle railing with open riser stairwell leads up to the top level and the huge primary bedroom with 5-piece ensuite. Across the hall there is a guest bedroom and adjacent 4-piece bathroom. The lower-level recreation room is ideal for games or movie nights with family. There is plenty of storage space and a large laundry room with additional cabinets and water softener. An attached oversize double garage with plenty of storage includes a driveway with additional parking. All new Pella windows were installed in 2015, the entire exterior of the home was



painted in 2023 and a long-lasting 40+ year  
Decra metal roof was installed in 2008. Steps  
to the Edgemont Athletic, Schools, Parks and  
Playgrounds and a short drive to the LRT,  
Restaurants, Golf, U of C, Hospitals &  
Shopping!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245142      |
| Price          | \$569,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,494         |
| Acres          | 0.06          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 164 Edgemont Estates Drive Nw |
| Subdivision | Edgemont                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3A 2M3                       |

### Amenities

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

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Storage |
|-------------------|------------------------------------------------------------|

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| 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 Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Metal                                                    |
| Construction      | Cedar, Wood Frame                                        |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 3                |
| Zoning         | M-C1 d75         |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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