

# \$739,900 - 102 Edgebrook Heights Nw, Calgary

MLS® #A2264073

**\$739,900**

4 Bedroom, 3.00 Bathroom, 1,406 sqft

Residential on 0.18 Acres

Edgemont, Calgary, Alberta

Welcome to this well-maintained bungalow tucked away in a quiet cul-de-sac in the highly sought-after family community of Edgemont. This charming corner-lot home offers 4 bedrooms, 3 bathrooms, 2 enclosed decks, and a spacious, low-maintenance backyard, offering over 2,500 Sq Ft of finished living space, perfect for family living and entertaining.

The bright, open kitchen with a skylight creates a warm and inviting space for cooking and entertaining. The main floor features two generous bedrooms and two full bathrooms, including a primary suite with its own skylight, a stand-alone shower, and a Safe Step tub for added comfort. The fully developed walk-out basement includes an open recreation area, two bedrooms, and a full bathroom. An ideal space for guests or extended family. The backyard offers a large green space perfect for gardening or creating your dream outdoor retreat. Its already wired for a hot tub!

Enjoy the convenience of being just minutes from Edgemont Superstore, neighborhood schools, and bus stops, with quick and easy access to major shopping destinations like Co-op, Costco and Market Mall.

This property is vacant and ready for quick possession. Homes in this cul-de-sac are rarely available—the last sale here was in 2022. Don't miss out on this fantastic opportunity—contact your favorite Realtor today to schedule a private showing!



Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264073    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,406       |
| Acres          | 0.18        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 102 Edgebrook Heights Nw |
| Subdivision | Edgemont                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A5M5                   |

## Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 2                                                                |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Aggregate |
| # of Garages   | 1                                                                |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Forced Air                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                   |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                                                     |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding                                                                              |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | DC                 |

## Listing Details

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

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