

\$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	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	6
Zoning	M-C1 d75

Listing Details

Listing Office	Century 21 Bamber 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.