# \$619,900 - 300 Edgehill Drive Nw, Calgary

MLS® #A2261278

## \$619,900

4 Bedroom, 3.00 Bathroom, 1,198 sqft Single Family on 0.12 Acres

Edgemont, Calgary, Alberta

Investors, flippers or first time home buyers this home has a wide array of potential. Located in the sought after community of Edgemont and backing onto a park playground. This 4 level split home features a main floor with laminate and tile flooring throughout. A large front living room with 12ft sloping vaulted ceilings, dining room, kitchen with plenty of cupboard space and breakfast nook. The upper level features the primary bedroom with 3pc ensuite. Two other good sized bedrooms and full bathroom. The lower level features a fourth bedroom, 3pc bathroom, a large family room with wood burning fireplace and laundry room with a separate side entrance with walk-up. The basement features a kitchenette, flex room and plenty of storage. Large backyard with outdoor patio, back lane and views of a playground. Located just minutes from schools, shopping, restaurants, parks and playgrounds. This is the perfect home if you're looking to put your own personal touches on a home. Don't miss out on this opportunity. Make your private showing today. (id:6289)







Built in 1978

## **Essential Information**

Listing # A2261278 Price \$619,900 Bedrooms 4

Bathrooms 3.00

Square Footage 1,198

Acres 0.12

Year Built 1978

Type Single Family

Sub-Type Freehold Style 4 Level

# **Community Information**

Address 300 Edgehill Drive Nw

Subdivision Edgemont

City Calgary

Province Alberta

Postal Code T3A2S3

### **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features Back lane

Parking Spaces 4

Parking Attached Garage

# of Garages 2

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range

Hood Combo, Window Coverings, Garage door opener

Heating Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

Has Basement Yes

Basement Separate entrance

#### **Exterior**

Exterior Wood siding
Exterior Features Landscaped
Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

# Listing Office

### **RE/MAX First**





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