

\$949,900 - 7047 Edgemont Drive Nw, Calgary

MLS® #A2230579

\$949,900

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Exceptional LOCATION , backing onto John Laurie PARK & walking distance to bus stops & the Edgemont Athletic Club is this warm & inviting two storeyâ€¦with a total of 4 bedrooms + den, 2 fireplaces & central air, maintenance-free deck & surrounded by wide open VIEWS OF THE ROCKY MOUNTAINS , Canada Olympic Park & downtown. First-time offered for sale in 45 years, this wonderful one-owner home enjoys extensive wood paneling & bright open rooms, 2.5 bathrooms, oak kitchen with stainless steel appliances & truly incredible backyard with winding gardens & beautiful flowers. The perfect home for both raising a family & entertaining, you will love the expansive open concept living & dining room with vaulted ceilings & mirrored feature wall, which leads into the sunny dining nook with wall-to-wall windows & tile floors, oak kitchen with loads of cabinet space & access onto the backyard deck. The stainless steel appliances include a Bosch dishwasher & LG stove/convection oven, plus an over-the-range Maytag microwave/hoodfan. From the kitchen, step down into the cozy family room with its wood paneled walls & stone-facing fireplaceâ€¦the ideal spot to relax after a long day. Upstairs there are 4 lovely bedrooms & 2 full bathrooms; the primary bedroom is a tremendous size & has 2 mirrored closets, ensuite with walk-in shower & its own private balcony overlooking the backyard. The family bathroom has 2 sinks & built-in shelving, with an adjoining laundry room with Kenmore



washer & dryer. The lower walkup level â€“ with separate access to the backyard, is finished with a large rec room with wood-burning fireplace, lounge/games room & loads of extra space for storage. On the main floor there is also a home office with built-in shelving. Additional features include Hunter Douglas blinds, skylight in the foyer, clay tile roof, 2 furnaces & 2 air conditioning units, garage with built-in cabinets & shelves, beautifully landscaped front patio & a gardenerâ€™s dream backyard complete with 3 storage sheds, 2-level composite deck with gas BBQ line & pergola. An absolutely fantastic home here in Phase I of Edgemont Estates, just minutes to neighbourhood shopping & schools, Edgemont Disc Golf Course, sports fields & quick easy access to Dalhousie Station LRT, major retail centers, University of Calgary, hospitals & downtown.

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2230579 |
| Price | \$949,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,357 |
| Acres | 0.12 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7047 Edgemont Drive Nw |
| Subdivision | Edgemont |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 2H9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Soaking Tub, Storage, Vaulted Ceiling(s), Chandelier, Central Vacuum, Skylight(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Wood Burning, Family Room, Recreation Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard, Storage, BBQ gas line |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Environmental Reserve, Greenbelt, No Neighbours Behind, Open Lot, Views |
| Roof | Clay Tile |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 70 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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