

37 Edgepark Villas NW
Calgary, Alberta

MLS # A2310275



\$589,000

Division:	Edgemont		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,500 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

Welcome to 37 Edgepark Villas NW! A beautifully positioned villa-style home in the highly sought-after Edgemont community, offering the perfect blend of comfort, convenience, and low-maintenance living. Located in the quiet and well-kept Edgepark Villas complex, this home is ideal for buyers looking to downsize without compromising on space or functionality. This property offers an inviting layout with generous living spaces, large windows that fill the home with natural light, and a peaceful atmosphere throughout. Vaulted ceilings and an open-concept design create an airy feel, while the spacious kitchen and dining area make entertaining effortless. Whether you're hosting family dinners or enjoying a quiet morning coffee, the home delivers warmth and practicality in equal measure. a rare opportunity to enjoy easy living in a mature and highly respected community. This unit is positioned in one of the best spots in the Complex, Sunny South exposure and private deck and patio. Come & check this one out during Open House on Sunday May 17th, between 1-4 pm!