

**313, 300 Edgedale Drive NW**  
**Calgary, Alberta**

**MLS # A2211521**



**\$498,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings		

**Inclusions:** Freezer in the Garage

Introducing a rare offering in the highly desirable "Chimney Hill" complex. This two-storey townhome is situated in the heart of Edgemont and features over 1,460 square feet of thoughtfully designed living space. With a total of two bedrooms plus a versatile loft, a private backyard with mature trees, and an attached double garage exclusively for your use, this home presents exceptional value in a mature and vibrant community. Natural light floods the main floor through expansive windows, accentuating the open-concept layout and warm, inviting atmosphere. The sunken living room evokes a charming mid-century modern aesthetic with its architecturally designed ceilings, a cozy gas fireplace, and stylish window coverings. Enjoy direct access to the fully fenced yard and composite deck—an ideal space for outdoor relaxation or entertaining guests. Adjacent to the living room is a spacious dining area with a bay window, and a functional kitchen offering ample counter space and storage to meet all your culinary needs. A beautiful 2-piece powder room and convenient access to the attached double garage complete the main floor. The upper level features two generously sized bedrooms and a loft that overlooks the living room below, enhancing the home's open and airy feel. The primary suite includes a walk-in closet and private access to the loft, while the ensuite boasts dual sinks and a separate shower. The second bedroom, with serene views of the ravine in the backyard, is well-suited as a guest room or home office. A full guest bathroom with a tub and shower completes the upper level. The lower level includes a spacious laundry area, a utility room, and a large unfinished basement that offers endless potential for customization—ideal for creating your dream recreation or media space. Located just minutes from Nose Hill Park, Superstore, and

Edgemont Athletic Club, and Dalhousie Station. This well-managed complex offers reasonable condo fees and a strong sense of community pride. This property represents a rare opportunity to own a home that seamlessly blends comfort, space, and location, A true must-see! \*Some photos have been virtually staged\*