

# \$849,900 - 307 Edgebrook Park Nw, Calgary

MLS® #A2256021

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Beautifully maintained two-storey walk-out home located in the desirable community of Edgemont, just minutes from Edgemont Elementary School and convenient shopping amenities.

This fully developed property features hardwood flooring throughout the main level and a bright, open layout. The main floor includes a spacious living room with soaring 16-foot ceilings, a functional kitchen with a walk-in pantry and bayed breakfast nook, a formal dining area, laundry room, and a convenient half bath.

Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom.

The fully finished walk-out basement offers additional living space with a large family room, recreation area, a fourth bedroom, and another full bathroom—perfect for guests or extended family.

The double attached garage is fully insulated and drywalled. The backyard is thoughtfully designed with three tiers: an upper lawn area, a middle level with concrete paving, and a lower gravel section—ideal for low-maintenance living.

Recent upgrades include newer exterior finishes such as shingles and stucco, as well as interior improvements like a newer furnace and hot water tank.

Prime location close to scenic ravine pathways, parks, and top-rated schools. A



fantastic opportunity in a vibrant,  
family-friendly neighborhood!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256021    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 307 Edgebrook Park Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | t3a 5t4               |

### Amenities

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

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Full, Walk-Out |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Private, Views                          |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Stucco                        |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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