

# \$519,000 - 269 Edgepark Boulevard Nw, Calgary

MLS® #A2252151

**\$519,000**

3 Bedroom, 2.00 Bathroom, 775 sqft  
Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Step into this beautifully updated home in Edgemont. You'll immediately notice the gleaming refinished maple floors that flow throughout the main level. The brand new kitchen is a chef's delight, with modern finishes and plenty of space.

This bright bi-level home is flooded with natural light, thanks to the large basement windows. The basement is a standout, providing a bright and inviting space for family movie nights or relaxing by the warmth of a wood-burning fireplace. With cozy new carpet and a third bedroom, the basement adds to the home's versatility.

Ideally located, this home is close to schools and shopping, adding to its appeal.

Built in 1982

## Essential Information

MLS® #	A2252151
Price	\$519,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	775
Acres	0.07
Year Built	1982
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	269 Edgepark Boulevard Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4J1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 28th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office            MaxWell Canyon Creek

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