$600,000 - 76 Edgedale Drive Nw, Calgary

MLS® #A2258297

## $600,000

5 Bedroom, 2.00 Bathroom, 1,183 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to this functional bungalow in the heart of the highly sought-after community of Edgemont. Offering close access to downtown, the University of Calgary, major amenities, and numerous parks, this home is perfectly situated for both convenience and lifestyle. A bus stop is located directly across the street, providing easy access to transit, and the nearby Dalhousie LRT station makes commuting around the city a breeze. Set on a beautifully treed lot with great curb appeal, the property is surrounded by mature trees that provide charm and year-round character.

Inside, youâ€™ll find a warm and inviting layout featuring hardwood and tile flooring, vaulted ceilings, and a bright kitchen with updated windows, stainless steel appliances, a brand-new dishwasher, and a JennAir gas stove. The adjoining dining and living rooms create a welcoming space, complete with a wood-burning fireplace. The main floor also boasts a newly renovated bathroom, and a primary bedroom with ensuite, natural light, and direct access to your private walkout balcony overlooking the backyard.

The lower level adds exceptional functionality with two additional bedrooms, each with large closets, a spacious family room, laundry/utility area, and ample storage. Thereâ€™s also a rough-in for a future bathroom, offering the opportunity to add even more value.
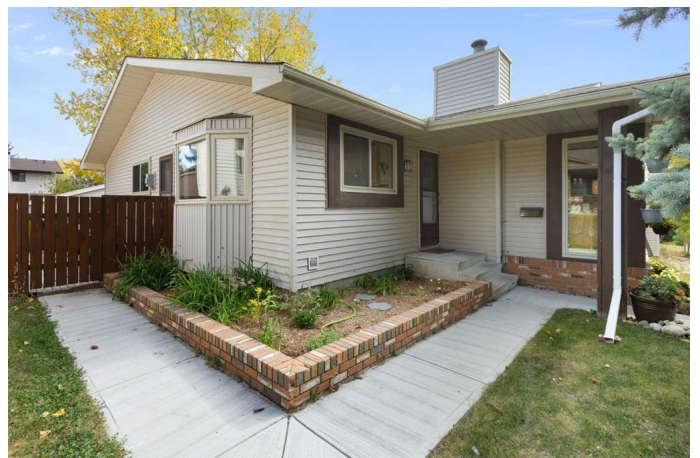
One of the standout features of this property is the oversized double detached garage, wired with 220V 200amp service (ideal for an EV charger), an insulated overhead door, gas heater, workshop, and plenty of storage. Attached to the garage is a third bay with its own 220V sub panel and double-door access â€" currently set up as a pottery studio, but also ideal for a handyman workshop, hobby space, or car enthusiast.

The fully fenced backyard is low-maintenance and well-appointed with newly stained cedar decks, garden boxes, and a large storage shed. And to top it off, this home will have brand-new shingles installed prior to possession, giving buyers peace of mind for years to come.

This property offers the perfect balance of comfort, function, and opportunity â€" all in one of Calgaryâ€™s most desirable neighbourhoods.

Built in 1978

Essential Information

MLS® #	A2258297
Price	$600,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	76 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2R4

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Off Street, Attached Carport, Oversized, See Remarks, Workshop in Garage
# of Garages	3

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle, See Remarks
Construction	Vinyl Siding
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	September 30th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty