

# \$674,900 - 300 Edgehill Drive Nw, Calgary

MLS® #A2232708

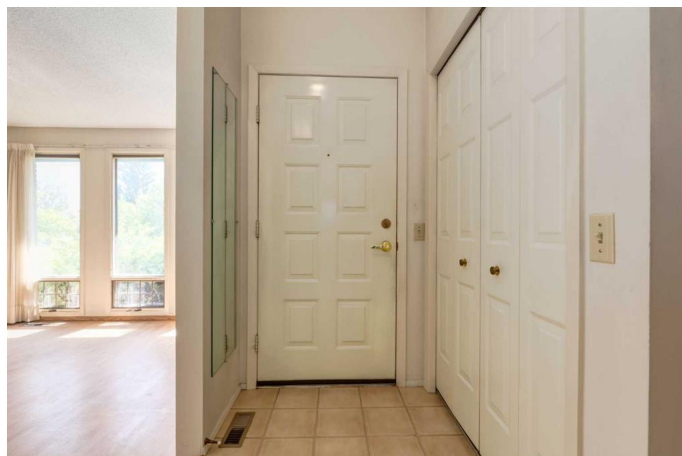
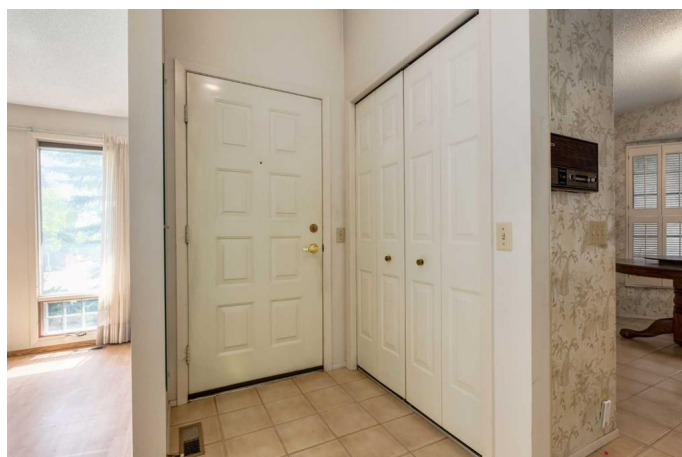
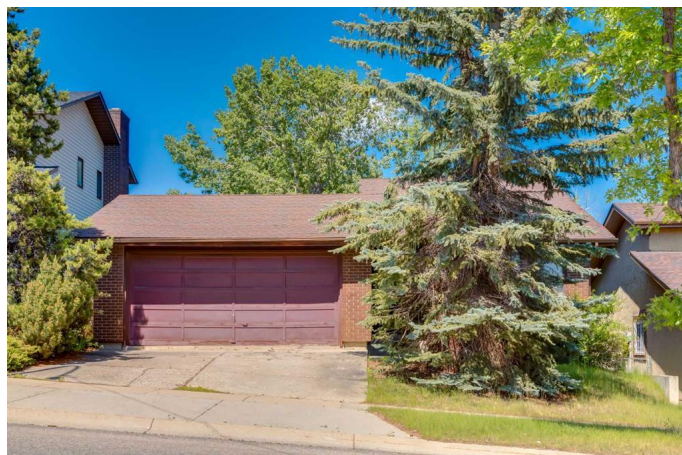
**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Investors, flippers or first time home buyers this home has a wide array of potential. Located in the sought after community of Edgemont and backing onto a park playground. This 4 level split home features a main floor with laminate and tile flooring throughout. A large front living room with 12ft sloping vaulted ceilings, dining room, kitchen with plenty of cupboard space and breakfast nook. The upper level features the primary bedroom with 3pc ensuite. Two other good sized bedrooms and full bathroom. The lower level features a fourth bedroom, 3pc bathroom, a large family room with wood burning fireplace and laundry room with a separate side entrance with walk-up. The basement features a kitchenette, flex room and plenty of storage. Large backyard with outdoor patio, back lane and views of a playground. Located just minutes from schools, shopping, restaurants, parks and playgrounds. This is the perfect home if you're looking to put your own personal touches on a home. Don't miss out on this opportunity. Make your private showing today.



Built in 1978

## Essential Information

MLS® # A2232708

Price \$674,900

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,198
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	300 Edgehill Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	22
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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