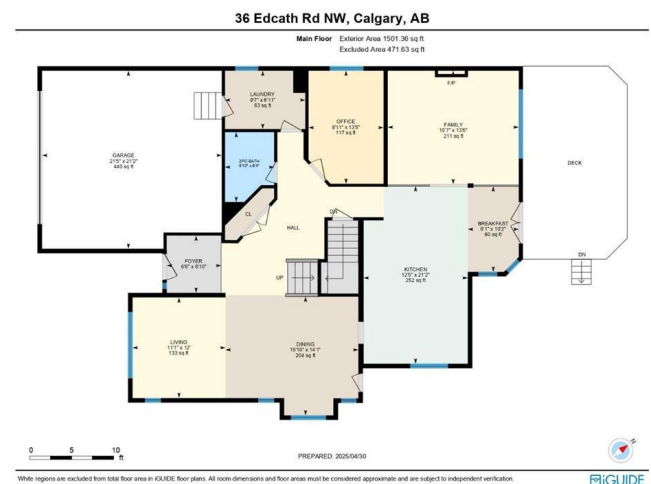




waits for your personal touch with the potential for another bedroom or two, a bathroom and a rec room. The backyard is completed with a deck, underground sprinklers, flower gardens and leafy trees. Edgemont is a sought after established community, with proximity to Nose Hill Park, off-leash areas and extensive green spaces, walking paths, ravines and abundant amenities. The neighborhood is also well-served by top ranking public schools, and the nearby Crowfoot Centre and Market Mall provide convenient access to shopping and dining options. The University of Calgary and hospitals are a short commute via quick access to Shaganappi Trail & Crowchild Trail.

Built in 1987

Essential Information

MLS® #	A2216290
Price	\$889,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,477
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Edcath Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.