

# \$570,000 - 37 Edgewood Drive Nw, Calgary

MLS® #A2199938

**\$570,000**

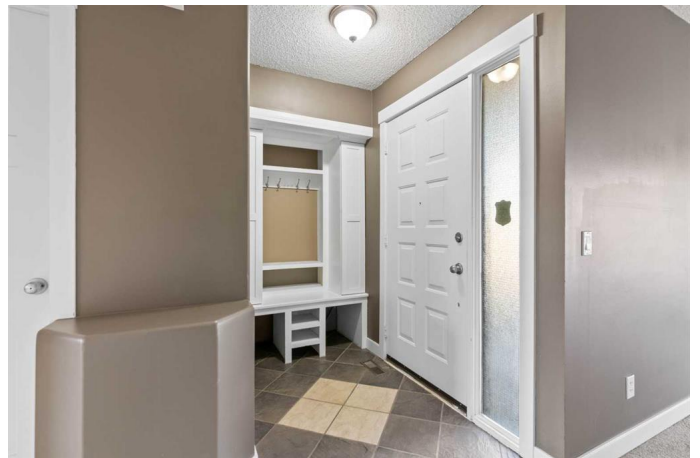
3 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Nestled on a quiet street in Edgemont, this beautifully designed home blends modern sophistication with family-friendly comfort. The kitchen, renovated under a designer's guidance, boasts custom solid maple cabinetry, pots and pan drawers, and premium stainless-steel appliances (Fridge & Dishwasher 2023). It flows into a dining area with a view of green space and access to a southwest-facing brick patio with a pergola—perfect for summer gatherings. The bright family room features a classic brick wood-burning fireplace, while the main floor also includes a 2-piece powder room and smart built-in storage. Upstairs, you'll find three spacious bedrooms, including a primary with his-and-her closets, plus a well-appointed 4-piece bath. The lower level offers laundry and potential for future development. Outside, enjoy striking curb appeal, a front drive, and space for a future rear garage, along with an insulated shop for projects or storage. Siding onto a green space provides scenic views and a safe play area. Key updates (windows, interior doors, furnace, HW tank, and roof—all in 2013) ensure peace of mind. Just minutes from schools, parks, shopping, transit, and major amenities, this home is a rare find in a sought-after community—don't miss out!

Built in 1980

## Essential Information



MLS® #	A2199938
Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,404
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	37 Edgewood Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2T3

### Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, Carport, RV Carport
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	29
Zoning	R-C2

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.