

# \$765,000 - 76 Edgeland Road Nw, Calgary

MLS® #A2252648

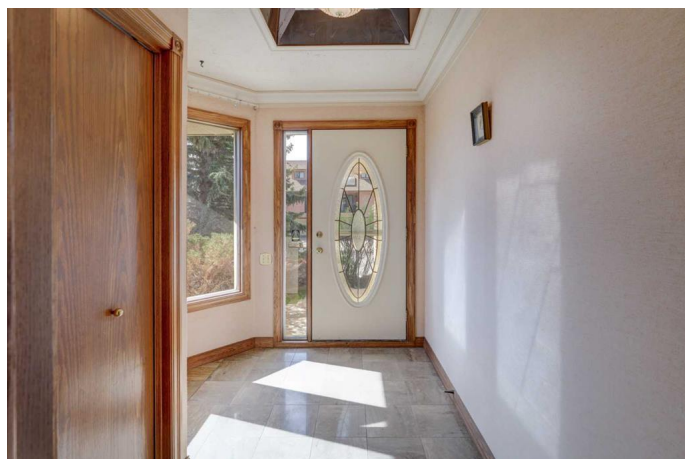
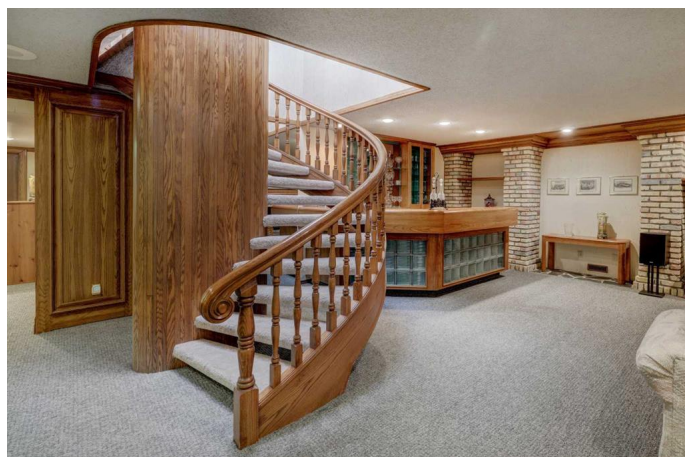
**\$765,000**

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully maintained, custom-built bungalow tucked away on a quiet street in the highly coveted community of Edgemont. From the moment you step inside, the spacious front entry & striking curved staircase set the tone for a home that balances elegance with everyday comfort. The thoughtfully designed floor plan features a bright formal living room & dedicated dining area—perfect for entertaining family & friends. At the heart of the home, the updated kitchen offers newer cabinetry, a generous pantry, a central island, & a cozy breakfast nook that seamlessly opens into the inviting family room, complete with a charming brick-facing fireplace. The main floor also boasts a generous primary retreat with a private 3-piece ensuite & three closets, along with two additional well-sized bedrooms & a full bath. Downstairs, the fully finished basement expands your living space with an open rec/games room (pool table included!), a second fireplace, wet bar, den/office, a&nd plenty of storage. Step outside to your private backyard oasis—beautifully landscaped with lush garden beds, a large deck for summer gatherings, & a durable metal fence. Notable updates include: a new hot water tank (2025), brand-new basement carpet (2019), hardwood in the main floor hallway, newer shingles & skylight (approx. 12 years), a new garage door, & a double attached garage. With its spacious layout, timeless character, & prime location in a mature, family-friendly



neighbourhood with top-rated schools,  
amenities, & green spaces just steps away,  
this home truly has it all.

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252648    |
| Price          | \$765,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,825       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 76 Edgeland Road Nw |
| Subdivision | Edgemont            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 2Y4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Storage, Wet Bar                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                |

|                 |                   |
|-----------------|-------------------|
| Cooling         | Central Air       |
| Fireplace       | Yes               |
| # of Fireplaces | 2                 |
| Fireplaces      | Gas, Wood Burning |
| Has Basement    | Yes               |
| Basement        | Finished, Full    |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Landscaped, Lawn   |
| Roof              | Asphalt Shingle    |
| Construction      | Brick, Wood Siding |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 48                  |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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