

\$449,000 - 32 Edgeridge Terrace Nw, Calgary

MLS® #A2269234

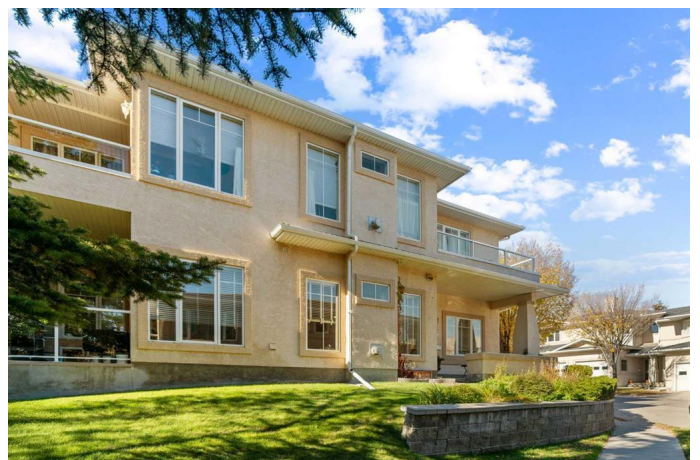
\$449,000

2 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

This beautifully upgraded 2-bedroom bungalow townhouse with NO STAIRS offers the perfect blend of comfort, convenience, and serenity. Nestled amongst a beautifully landscaped, tree-lined complex in the neighbourhood of Edgemont, this home provides a tranquil retreat from the hustle and bustle of everyday life. The spacious living area boasts an open-concept layout, featuring a generous sized dining room, a cozy living room with a gas fireplace and an upgraded kitchen with lots of cabinet and counter space! Step right from your dining room onto a private deck that seamlessly extends your living space into the outdoors. Designed for comfort and convenience, this deck is the ideal spot for morning coffee, evening relaxation, or barbecuing on warm summer nights. With privacy in mind, the bedrooms are located on opposite ends of the home- generously sized with the primary featuring a big walk-in closet and its own private ensuite. In addition, the unit features a spacious laundry room tucked in a convenient location- with lots of space and elbow room. Storage isn't a problem as there is a massive crawl space for seasonal items with direct access through the utility room. The single ATTACHED GARAGE feels large and can accommodate shelving and other outdoor tools in addition to a vehicle. Located in a serene, low-traffic area- pride of ownership shines in this complex...you can hear a pin drop on a quiet Sunday afternoon. Just minutes from shopping, dining, and major



transportation routes, this bungalow provides the best of both worlds—privacy and accessibility. The complex is well managed and thoughtfully designed with well-maintained pathways, inviting green spaces, and a peaceful ambiance. Don't miss seeing this stunning bungalow townhouse if you are desiring a low-key lifestyle with the benefits of modern upgrades.

Built in 1998

Essential Information

MLS® #	A2269234
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	32 Edgeridge Terrace Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C2

Amenities

Amenities	Park, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Barbecue
Lot Description	Landscaped, Private, Treed
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	M-C1 d75

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.