

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

MLS® #A2252648

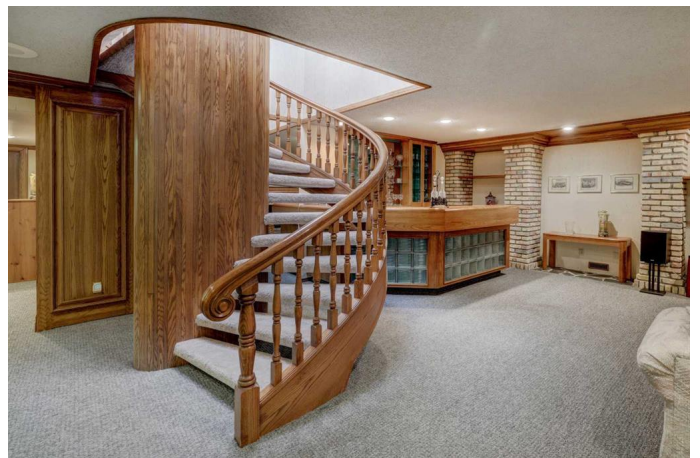
\$765,000

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	51
Zoning	R-CG

Listing Details

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

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.