

\$849,900 - 307 Edgebrook Park Nw, Calgary

MLS® #A2256021

\$849,900

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Beautifully maintained two-storey walk-out home located in the desirable community of Edgemont, just minutes from Edgemont Elementary School and convenient shopping amenities.

This fully developed property features hardwood flooring throughout the main level and a bright, open layout. The main floor includes a spacious living room with soaring 16-foot ceilings, a functional kitchen with a walk-in pantry and bayed breakfast nook, a formal dining area, laundry room, and a convenient half bath.

Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom.

The fully finished walk-out basement offers additional living space with a large family room, recreation area, a fourth bedroom, and another full bathroom—perfect for guests or extended family.

The double attached garage is fully insulated and drywalled. The backyard is thoughtfully designed with three tiers: an upper lawn area, a middle level with concrete paving, and a lower gravel section—ideal for low-maintenance living.

Recent upgrades include newer exterior finishes such as shingles and stucco, as well as interior improvements like a newer furnace and hot water tank.

Prime location close to scenic ravine pathways, parks, and top-rated schools. A



fantastic opportunity in a vibrant,
family-friendly neighborhood!

Built in 1996

Essential Information

MLS® #	A2256021
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Edgebrook Park Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3a 5t4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.