$779,900 - 125 Edgebrook Road Nw, Calgary

MLS® #A2252983

$779,900
3 Bedroom, 3.00 Bathroom, 1,785 sqft
Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Open House Sat Sept 27, 1-3pm: This rare 1,785 sq. ft. bungalow in the highly sought-after community of Edgemont offers nearly 3,300 sq. ft. of total living space, an oversized double garage, and excellent curb appeal with its classic brick front exterior.

The main level features a bright and inviting living room with a large bay window, formal dining area, and a spacious family room with custom built-ins and a cozy fireplace. The kitchen offers an abundance of cabinetry, center island, breakfast nook, and direct access to the sunny back deckâ€”perfect for family gatherings and entertaining.

There are three bedrooms on the main floor, including a generous primary suite with double closets and a private ensuite. Two additional bedrooms and a full bath complete this level.

The fully developed lower level (1,493 sq. ft.) is designed for entertaining and extra living space. It includes a huge recreation room with a second fireplace, wet bar, full bath, laundry area, workshop, and multiple storage rooms. With its private walk-up access to the backyard, this level offers excellent potential for multi-generational living, a home business, or a future secondary suite (subject to city approval).

The backyard is private and landscaped with mature trees and fruit trees, providing both

shade and charm.

Situated on a quiet street in Edgemontâ€”close to schools, parks, walking paths, and all amenitiesâ€”this home combines size, location, and potential, ready for your personal touches and upgrades.

Built in 1988

Essential Information

MLS® #	A2252983
Price	$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,785
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	125 Edgebrook Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4N3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Bookcases

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	44
Zoning	R-CG

Listing Details

Listing Office	2% Realty

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