

# \$1,100,000 - 7047 Edgemont Drive Nw, Calgary

MLS® #A2230579

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Backing onto John Laurie Park & walking distance to bus stops & the Edgemont Athletic Club is this warm & inviting two storey home with a total of 4 bedrooms + den, 2 fireplaces & central air, maintenance-free deck & surrounded by wide open views of the mountains, Canada Olympic Park & downtown. First-time offered for sale in 45 years, this wonderful one-owner home enjoys extensive wood paneling & bright open rooms, 2.5 bathrooms, oak kitchen with stainless steel appliances & truly incredible backyard with winding gardens & beautiful flowers. The perfect home for both raising a family & entertaining, you will love the expansive open concept living & dining room with vaulted ceilings & mirrored feature wall, which leads into the sunny dining nook with wall-to-wall windows & tile floors, oak kitchen with loads of cabinet space & access onto the backyard deck. The stainless steel appliances include a Bosch dishwasher & LG stove/convection oven, plus an over-the-range Maytag microwave/hoodfan. From the kitchen, step down into the cozy family room with its wood paneled walls & stone-facing fireplace—the ideal spot to relax after a long day. Upstairs there are 4 lovely bedrooms & 2 full bathrooms; the primary bedroom is a tremendous size & has 2 mirrored closets, ensuite with walk-in shower & its own private balcony overlooking the backyard. The family bathroom has 2 sinks & built-in shelving, with an adjoining laundry room with Kenmore



washer & dryer. The lower walkup level â€“ with separate access to the backyard, is finished with a large rec room with wood-burning fireplace, lounge/games room & loads of extra space for storage. On the main floor there is also a home office with built-in shelving. Additional features include Hunter Douglas blinds, skylight in the foyer, clay tile roof, 2 furnaces & 2 air conditioning units, garage with built-in cabinets & shelves, beautifully landscaped front patio & a gardenerâ€™s dream backyard complete with 3 storage sheds, 2-level composite deck with gas BBQ line & pergola. An absolutely fantastic home here in Phase I of Edgemont Estates, just minutes to neighbourhood shopping & schools, Edgemont Disc Golf Course, sports fields & quick easy access to Dalhousie Station LRT, major retail centers, University of Calgary, hospitals & downtown.

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230579    |
| Price          | \$1,100,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,357       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7047 Edgemont Drive Nw |
| Subdivision | Edgemont               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3A 2H9 |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Double Vanity, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Chandelier                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Family Room, Gas, Recreation Room, Stone, Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Rectangular Lot, Views, Environmental Reserve, Greenbelt, No Neighbours Behind, Open Lot |
| Roof              | Clay Tile   |
| Construction      | Brick, Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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