

# \$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 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	Chandelier, Double Vanity, Skylight(s), Storage, Vaulted Ceiling(s), Central Vacuum, Soaking Tub
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	Gas, Wood Burning, Family Room, Recreation Room, Stone
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, No Neighbours Behind, Rectangular Lot, Views, Environmental Reserve, Greenbelt, Open Lot
Roof	Clay Tile
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	21
Zoning	R-CG

### Listing Details

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

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 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.