



\$ 549,900.00

## 60 EDGE PARK RISE NW CALGARY

<https://paulbrinton.com>

Are you ready to move in this property with A/C which is steps from schools, park, close to transit and shopping center ? South facing living room and vaulted ceiling plus two skylights bring you tons of natural light . Adjacent dining room leads to a rear kitchen with nook...

- 3 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159721

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-20 20:50:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/11/21

**Two Piece Bath:** 2

**Lot size:** 4972 sq ft

**Year built:** 1984

**Parking:** Double Garage Detached, Drive Through

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing,Family Room,Gas

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** A/ C

**Lot Features:** Rectangular Lot

**Heating Type:** Central,Natural Gas

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Central Vacuum,Skylight(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Construction Materials:** Brick

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher, Humidifier, Microwave, Microwave  
Hood Fan, Refrigerator, Stove(s), Wall/Window  
Air Conditioner, Washer/Dryer

**Subdivision Name:** Edgemont

**Lot Size Acres:** 0.11

**Levels:** Two

**Zoning:** R-C1

**List Price Square Foot:** \$ 323.66

**Photo Count:** 26

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 0.00M 0`0"

**Living Area SF:** 1699.00

**Structure Type:** House

**Restrictions:** Call Lister

