



**Tao Guo**  
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**Calgary/Edgemont**

**47 EDGEDALE RD NW**

**\$349,900**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 5
- Floor Area:** 111 SqM / 1,194 SF
- Year Built:** 1978
- Taxes:** \$1,773 / 2010
- Possession:** 30 Days 04/29/2011 negotiable



Back on the market!!! Classic 3-bedroom home in Edgemont with many updated upgrades... plus of lots pride of ownership and character. Super clean HOME! This family home is ready to just move in and enjoy. Great location too! Just steps to a park, transit, a gym, schools, walking distance to the Dalhousie LRT station, shopping and more. The kitchen has been professionally updated and features new cabinets, hardware, counter tops, newer stainless steel appliances, peninsula island with a stainless steel sink, flat screen tv, and a raised eating bar! The nook has a bay window looking out to the west facing fenced yard with a large deck. The basement is completely developed and has been nicely done with a family rm, hobby rm, full bath, storage and laundry area. Great HOME for entertaining. Upstairs you'll find a large master bedroom with two closets and easy access to the updated main bath. The two additional bedrooms are perfect for the kids. The garage is attached and has a full concrete front driveway.



- Goods Included:** Alarm/Security System, Dishwasher-Built-In, Garage Opener-1 Control, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Window Coverings-All
- Features:** Deck
- Parking:** Enclosed: 1 Total: 1 Single Garage Attached
- Amenities:** None

