

\$569,900 - 9 Edgeburn Crescent Nw, Calgary

MLS® #A2204656

\$569,900

4 Bedroom, 3.00 Bathroom, 1,059 sqft
Residential on 0.08 Acres

Edgemont, Calgary, Alberta

Charming 2-Storey Home in the Highly Desirable Edgemont Community! This inviting home features a spacious Living Room and a modern Kitchen with a clean, minimalist design, tile backsplash, and ample storage, complemented by a convenient 2-piece bathroom on the main floor. Upstairs, enjoy the bright Primary Bedroom, two additional bedrooms, and a 4-piece bathroom. The finished basement offers a 4th bedroom, versatile flex space, laundry/utility room, and a 3-piece bathroom. Outside, you'll find mature trees, a private backyard, and a 13'4" x 12'4" deck, perfect for your personal touch. Located in a fantastic neighborhood, across from Tom Baines Junior High Schools, parks, and transit, this home is ideal for both first-time buyers and investors. Don't miss the opportunity to become part of this welcoming community!

Built in 1983

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2204656 |
| Price | \$569,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,059 |
| Acres | 0.08 |



| | |
|------------|-------------|
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 9 Edgeburn Crescent Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4J2 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Playground |
| Lot Description | Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Street Lighting, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |

Listing Details

Listing Office RE/MAX Real Estate (Central)

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