$549,800 - 9 Edgeburn Crescent Nw, Calgary

MLS® #A2214935

$549,800
4 Bedroom, 3.00 Bathroom, 1,059 sqft
Residential on 0.08 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SAT & SUN MAY 3 & 4 FROM 2-4 PM. 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® #	A2214935
Price	$549,800
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 25th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)

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