

\$624,900 - 89 Edgedale Drive Nw, Calgary

MLS® #A2256293

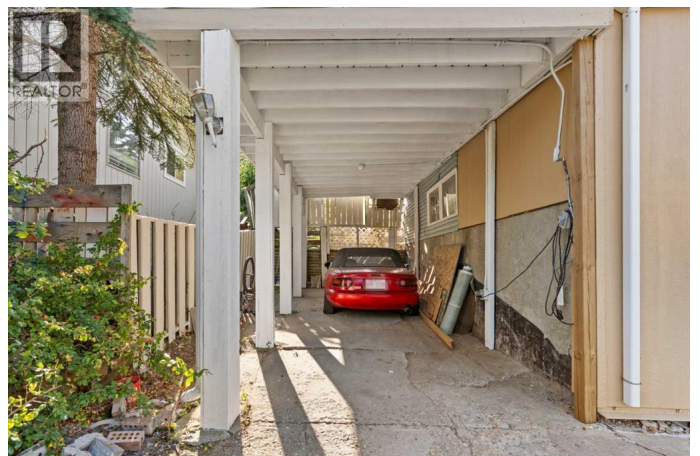
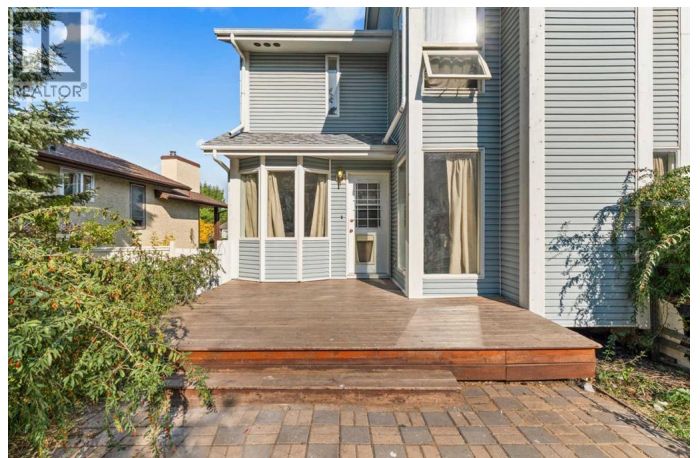
\$624,900

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Single Family on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully cared-for family home in the desirable community of Edgemont. Nestled on a quiet street surrounded by mature trees, this residence combines comfort, functionality, and charm with a layout designed for everyday living. As you enter, you are greeted by a bright and welcoming living room with large windows that fill the space with natural light. The formal dining area offers an inviting setting for family dinners and entertaining. The kitchen provides plenty of workspace and cabinetry, along with a breakfast nook overlooking the backyard, making mornings cheerful and convenient. Just off the kitchen, a cozy family room with fireplace creates the perfect spot to relax and enjoy time together. Upstairs, the spacious primary bedroom offers a private retreat complete with a full ensuite. Two additional bedrooms and another full bathroom provide comfortable accommodation for family and guests. The lower level expands the living space with a large recreation room, perfect for family activities, along with laundry, storage, and utility areas. Direct access to the single attached garage adds everyday convenience and additional storage options. Step outside to a private backyard surrounded by mature landscaping. With room for gardening, outdoor dining, or simply unwinding, this space offers a peaceful retreat right at home. Edgemont is one of Calgary's most sought-after neighbourhoods, known for its schools, pathways, parks, and convenient access to



shopping and major routes. This home offers a wonderful opportunity to enjoy all that the community has to offer in a welcoming and functional property. (id:6289)

Built in 1980

Essential Information

Listing #	A2256293
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,723
Acres	0.12
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	89 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A2R6

Amenities

Amenities	Shopping
Features	Elevator
Parking Spaces	4
Parking	Attached Garage, Carport
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	PropZap Realty
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