

# \$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 with a walking distance to 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	3
Zoning	R-CG

## Listing Details

Listing Office            RE/MAX Real Estate (Central)

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