

\$569,900 - 24 Edgeburn Crescent Nw, Calgary

MLS® #A2227823

\$569,900

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Open house on Sunday, June 22, 2-4 pm.

Welcome to this wonderful two-storey home with Double Detached Garage, located in the highly sought-after community of Edgemont. The main level features a spacious living area with a cozy fireplace and large windows that fill the space with abundant natural light. The open-concept kitchen is beautifully designed with stylish cabinetry, modern appliances, granite countertops, a pantry, and a backdoor providing easy access to the yard, patio, and garage. A dining area and a convenient 2-piece bathroom complete this level, ensuring both functionality and comfort. Upstairs, youâ€™ll find a generously sized primary bedroom, two well-appointed additional bedrooms, and a full 4-piece bathroomâ€”offering ample space for family or guests. The fully developed basement expands the living area with a large family room and entertainment space, perfect for gatherings. Step outside to enjoy the fenced backyardâ€”an ideal setting for relaxation and outdoor entertaining.

Notably, numerous upgrades have been thoughtfully completed, including: Double Garage (2016) â€”drywalled and insulated, Shingles (2016), Siding and Windows (2017), Furnace (2020), Hot Water Tank (2021), New Range Hood (2024), Fresh Paint in the Detached Garage. This home is excellently located within walking distance of Tom Baines School and the bus stop. Book your private showing today!



Built in 1983

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227823 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,113 |
| Acres | 0.07 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 24 Edgeburn Crescent Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4H9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Mid Efficiency |
| Cooling | ENERGY STAR Qualified Equipment |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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