

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

MLS® #A2204656

**\$569,900**

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

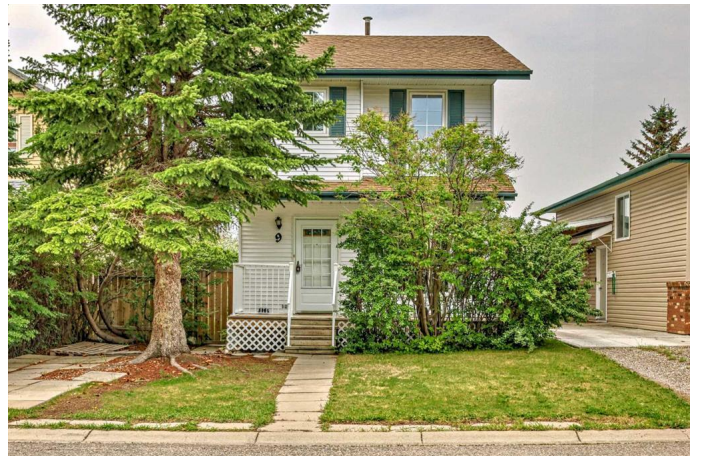
Edgemont, Calgary, Alberta

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 | 22              |
| Zoning         | R-CG            |

## Listing Details

Listing Office            RE/MAX Real Estate (Central)

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