

# \$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

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, you'll find a generously sized primary bedroom, two well-appointed additional bedrooms, and a full 4-piece bathroom—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 backyard—an ideal setting for relaxation and outdoor entertaining.

Notably, numerous upgrades have been thoughtfully completed, including: Double Garage (2016) — 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        27  
Zoning                   R-CG

**Listing Details**

Listing Office           Grand Realty

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