

# \$783,800 - 9200 Edgebrook Drive Nw, Calgary

MLS® #A2230357

**\$783,800**

3 Bedroom, 3.00 Bathroom, 2,063 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

\*\*\*9200 Edgebrook DR NW \*\*\* Gorgeous well maintained 2-storey in desired community - Edgemont . Very convenient location , easy access to Country Hills BV and Shaganappi TR . Close to shopping , pathway , Nose hill park and even Sir Winston Churchill high school bus station . Let's check the photos , you are entering Mr. and Ms. Clean's sweet home . You will find upgraded tile and gleaming hardwood floor on main level , very functional traditional floor plan , you have living room and formal dining room at front , good size den/office room , a roomy family room and upgraded kitchen with granite counter top and new faucet , upgraded bright white appliances , well maintained beautiful oak kitchen . Enjoy morning coffee in your sunny breakfast nook that leads to your south facing backyard and house-wide huge deck . Upstairs you have three large bedrooms that all have walk-in closets , upgraded ensuite bathroom with new tiles and lights. Unspoiled basement for your future personal design idea . Other recent upgrades including roof , siding , new painted deck and fence , most newer paint inside . Perfect move in condition ! Won't last ! Call your agent today !

Built in 1997

## Essential Information

MLS® #                      A2230357

Price                        \$783,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,063
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9200 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5T5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting
-------------------	----------

Lot Description	Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	71
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.