

# \$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      11  
Zoning                  R-CG

**Listing Details**

Listing Office         Grand Realty

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