

24 Edgeburn Crescent NW
Calgary, Alberta

MLS # A2227823



\$569,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Separate Entrance, Vinyl Windows		

Inclusions: None

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!