

# \$669,900 - 89 Edgedale Drive Nw, Calgary

MLS® #A2256293

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft  
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

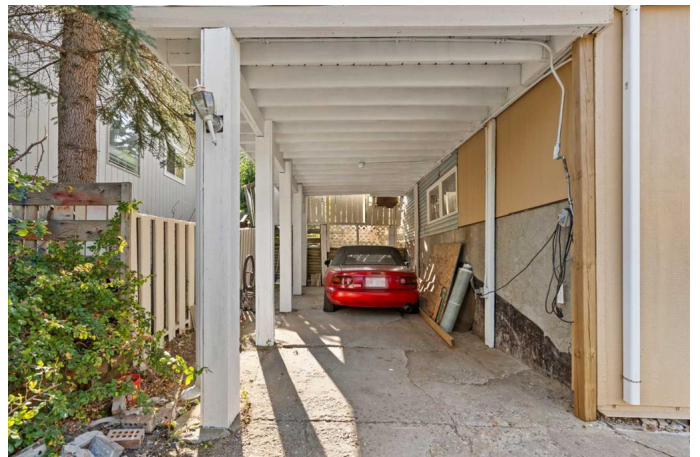
Welcome to this beautifully cared-for family home in the desirable community of Edgemont. Nestled on a quiet street surrounded by mature trees, this residence combines comfort, functionality, and charm with a layout designed for everyday living.

As you enter, you are greeted by a bright and welcoming living room with large windows that fill the space with natural light. The formal dining area offers an inviting setting for family dinners and entertaining. The kitchen provides plenty of workspace and cabinetry, along with a breakfast nook overlooking the backyard, making mornings cheerful and convenient. Just off the kitchen, a cozy family room with fireplace creates the perfect spot to relax and enjoy time together.

Upstairs, the spacious primary bedroom offers a private retreat complete with a full ensuite. Two additional bedrooms and another full bathroom provide comfortable accommodation for family and guests.

The lower level expands the living space with a large recreation room, perfect for family activities, along with laundry, storage, and utility areas. Direct access to the single attached garage adds everyday convenience and additional storage options.

Step outside to a private backyard surrounded by mature landscaping. With room for



gardening, outdoor dining, or simply unwinding, this space offers a peaceful retreat right at home.

Edgemont is one of Calgary's most sought-after neighbourhoods, known for its schools, pathways, parks, and convenient access to shopping and major routes. This home offers a wonderful opportunity to enjoy all that the community has to offer in a welcoming and functional property.

Built in 1980

### Essential Information

MLS® #	A2256293
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	89 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2R6

### Amenities

Parking Spaces	4
Parking	Carport, Single Garage Attached

# of Garages 2

### **Interior**

Interior Features Elevator

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas, Standard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Log

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Rectangular Lot, Sloped, Views

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 13th, 2025

Days on Market 1

Zoning R-CG

### **Listing Details**

Listing Office PropZap Realty

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