



## 34 Edgedale Court Calgary Alberta

\$470,000

Welcome to this charming two-storey duplex located in the highly sought-after community of Edgemont. Perfectly situated in a family-friendly neighbourhood, this home offers a warm and inviting layout with plenty of space for growing families. The main floor features a spacious living room anchored by a cozy brick wood-burning fireplace—ideal for relaxing evenings. The kitchen offers ample cupboard space, white appliances, and a bright eat-in dining area, while a convenient mudroom provides direct access to your private backyard, the perfect size for outdoor fun and gatherings. A 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms, including the primary, along with a full 4-piece bathroom. The fully developed basement extends your living space with a generous family room, laundry space, an additional bedroom, and another bathroom—ideal for guests, teens, or a home office setup. Located in Edgemont, one of Calgary's most desirable communities, you'll enjoy easy access to major routes, top-rated schools, parks, walking paths, shopping, and countless amenities. Don't miss your opportunity to own in this well-established neighbourhood! (id:6769)

Family room 18.25 Ft x 9.92 Ft

Bedroom 10.17 Ft x 8.67 Ft

3pc Bathroom 6.83 Ft x 5.42 Ft

Eat in kitchen 13.50 Ft x 10.67 Ft

Living room 18.08 Ft x 14.92 Ft

Foyer 8.58 Ft x 4.33 Ft

Other 4.75 Ft x 3.25 Ft

2pc Bathroom 5.42 Ft x 4.42 Ft

Primary Bedroom 16.00 Ft x 11.08 Ft

Bedroom 9.33 Ft x 9.00 Ft

Bedroom 10.50 Ft x 10.00 Ft

4pc Bathroom 7.42 Ft x 5.33 Ft

Listing Presented By:



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