



89 Edgehill Drive Calgary Alberta

\$499,900

Welcome to 89 Edgehill Drive NW, Calgary. This beautifully maintained 3-bedroom, 2-storey semi-detached home is nestled on a quiet street in the established community of Edgemont. With its functional layout and desirable location, this property is ideal for families, first-time buyers, or investors alike. The main level features a bright and spacious living room, a cozy dining area, and a well-appointed kitchen with ample cabinetry and counter space. Large windows flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with a large closet. The full bathroom on this level has been well maintained. The lower level is fully finished and provides excellent potential for additional living space, a home office, or a gym. Outside, enjoy the private patio—perfect for summer BBQs or relaxing evenings. Located within walking distance to top-rated schools, parks, pathways, public transit, and shopping amenities. With quick access to major roads like Shaganappi Trail and John Laurie Boulevard, commuting is a breeze. Don't miss the opportunity to make this charming home yours. Book your showing today. (id:6769)

Recreational, Games room 14.67 Ft x 13.58 Ft

Storage 12.33 Ft x 3.00 Ft

Furnace 16.00 Ft x 11.17 Ft

3pc Bathroom 8.00 Ft x 6.50 Ft

Kitchen 11.67 Ft x 10.00 Ft

Dining room 11.58 Ft x 10.58 Ft

Living room 15.00 Ft x 14.17 Ft

Foyer 6.25 Ft x 3.75 Ft

Other 15.00 Ft x 4.00 Ft

Primary Bedroom 14.17 Ft x 10.75 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 11.00 Ft x 7.67 Ft

2pc Bathroom 6.33 Ft x 6.00 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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