

# \$470,000 - 34 Edgedale Court Nw, Calgary

MLS® #A2212557

**\$470,000**

4 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

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!

Built in 1980

## Essential Information

MLS® #

A2212557



|                |                        |
|----------------|------------------------|
| Price          | \$470,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,255                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 34 Edgedale Court Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2R1              |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Storage                                                                         |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Wood Burning                                                                    |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, |

|              |                                        |
|--------------|----------------------------------------|
|              | Lawn, Rectangular Lot, Street Lighting |
| Roof         | Asphalt Shingle                        |
| Construction | Vinyl Siding, Wood Frame               |
| Foundation   | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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