\$549,000 - 39 Edgeburn Crescent Nw, Calgary

MLS® #A2253091

\$549,000

4 Bedroom, 2.00 Bathroom, 901 sqft Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Welcome to 39 Edgeburn Crescent NW – a fantastic property in the heart of Edgemont.

This charming 4-BEDROOM BUNGALOW sits on a LARGE fenced lot and offers over 1,700 sq ft of total living space, including a FULLY DEVELOPED BASEMENT with a spacious rec room, an ADDITIONAL BEDROOM, 3-PIECE BATHROOM, OFFICE, and AMPLE STORAGE.

Inside, you'II find a mix of hardwood, laminate, and tile throughoutâ€"NO CARPET HERE! A cozy WOOD-BURNING FIREPLACE adds warmth to the living area, while LARGE WINDOWS invite in plenty of NATURAL LIGHT. The main level features 3 BEDROOMS, a 4-PIECE BATHROOM, an OPEN-CONCEPT living and dining area, and a kitchen outfitted with an ABUNDANCE of MAPLE CABINETRY and GREAT STORAGE.

This home has been a rental property for several years, and while it may need a little polish in places, it's been well maintained and is move-in ready if you prefer to settle in right away. For those looking to update or add personal touches, the home offers fantastic potential and solid fundamentals. Key updates include new facia/soffits (2024), a new roof (2018), and painted aluminum siding (2024). The property is being sold as-is, giving buyers flexibility to make changes or leave it as is.







You'II love the locationâ€"just minutes from schools(public & separate), shopping, parks, and transit, with quick access to Sarcee Trail, Coventry Hills Blvd, and Stoney Trail.

This is a well-built home with great bones in a family-friendly, established neighbourhood.

Come take a look and picture the possibilities!

Built in 1983

Essential Information

MLS® # A2253091 Price \$549,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 901

Acres 0.13

Year Built 1983

Type Residential

Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 39 Edgeburn Crescent Nw

Subdivision Edgemont

City Calgary

County Calgary

Province Alberta

Postal Code T3A 4J5

Amenities

Amenities Other

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump

Pump(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, None, Stone, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Private Yard, Storage

Lot Description Back Yard, Front Yard, Lawn, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 2

Zoning R-CG

HOA Fees 87

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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