

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

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MLS® #A2256293

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

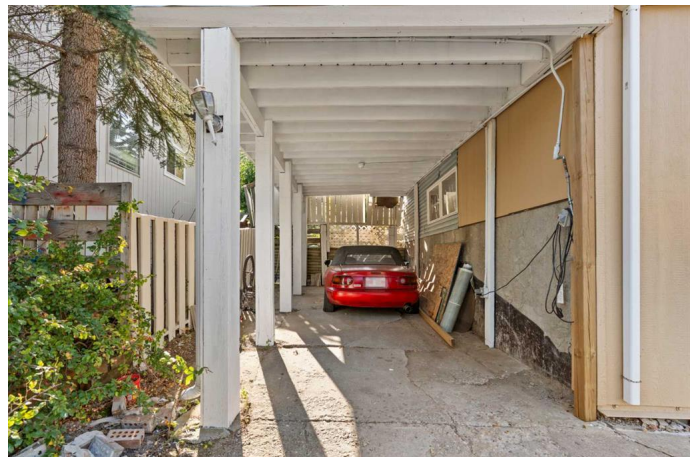
Welcome to this beautifully cared-for family home in the desirable community of Edgemont. Nestled on a quiet street surrounded by mature trees, this residence combines comfort, functionality, and charm with a layout designed for everyday living.

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 7  
Zoning R-CG

## Listing Details

Listing Office PropZap Realty

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