

\$624,900 - 89 Edgedale Drive Nw, Calgary

MLS® #A2266904

\$624,900

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.12 Acres

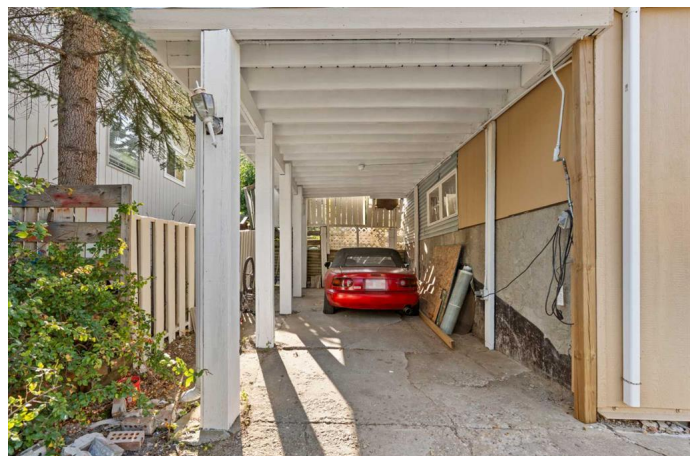
Edgemont, Calgary, Alberta

Welcome to this warm and inviting family home in Edgemont, tucked away on a quiet, tree-lined street. A thoughtful layout and abundant natural light create a comfortable setting for everyday living and weekend entertaining. Step into a bright living area that flows into the formal dining room and a cheerful breakfast nook. The well-planned kitchen is perfectly placed for family meals and casual gatherings. A cozy family room with a fireplace invites relaxed evenings, and a convenient 2-piece bathroom on the main level adds everyday practicality.

Upstairs, the private upper level features the primary bedroom with its own ensuite, plus two additional bedrooms and a full bathroom, offering comfortable accommodation for family and guests. The finished lower level extends the home with a generous recreation room, laundry and storage areas, and direct access to the attached garage for added convenience. Outside, enjoy a private backyard and an elevated deck that expand your living space and create a perfect setting for morning coffee or summer barbecues. Edgemont is known for its parks, pathways, and excellent schools, with easy access to shopping, transit, and everyday amenities. This home blends established neighborhood charm with practical living spaces in a sought-after community.

Built in 1980

Essential Information



MLS® #	A2266904
Price	\$624,900
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	Single Garage Attached, Carport
# of Garages	2

Interior

Interior Features	Elevator
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Standard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Rectangular Lot, Views, Sloped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	PropZap Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.