$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 fireplaceâ€”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, youâ€™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 bathroomâ€”ideal for guests, teens, or a home office setup. Located in Edgemont, one of Calgaryâ€™s most desirable communities, you'll enjoy easy access to major routes, top-rated schools, parks, walking paths, shopping, and countless amenities. Donâ€™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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