

\$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 | 5 |
| Zoning | R-CG |

Listing Details

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

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