$559,900 - 6 Edgeburn Place Nw, Calgary

MLS® #A2230548

$559,900

3 Bedroom, 2.00 Bathroom, 796 sqft
Residential on 0.08 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE Sunday 1-3pm - Welcome to this well-maintained bi-level home located in the highly sought-after community of Edgemont. With nearly 800 sq ft above grade and a fully developed lower level, this charming residence offers the perfect blend of comfort, functionality, and location. Nestled among mature trees on a quiet cul-de-sac, this home greets you with a private front entrance and great curb appeal. Step inside and head upstairs to discover a spacious kitchen and dining area with ample storageâ€"ideal for family living or entertaining. Adjacent is an airy living room filled with natural light from large windows, creating a warm and inviting atmosphere. The main level features a fully renovated 3-piece bathroom with a large walk-in shower, a generous primary bedroom, and a second bedroomâ€"perfect for children, guests, or a home office. Since this home is a bi-level, the lower level continues to impress with oversized windows drawing in natural light, a large family room, a third bedroom with walk-in closet, another full bathroom, and a laundry/utility room. Upgrades over the past 10 years include vinyl siding, newer windows, added insulation, carpet, and a complete main bathroom renovation, ensuring peace of mind for years to come. Relax outdoors in the fully fenced, private backyard which also provides access to the oversized single garage. Situated within walking distance to Edgemontâ€™s extensive pathway system, ravines, parks, top-rated schools (1-minute

walk to Tom Baines), and shopping (including Superstore and restaurants), this home combines convenience and lifestyle. Meticulously cared for, this move-in-ready gem is ideal for families, first-time buyers, downsizers, or investors alike.

Built in 1983

Essential Information

MLS® #	A2230548
Price	$559,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	796
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	6 Edgeburn Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4H7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Stove(s),

	Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance, Priv
Lot Description	Back Lane, Back Yard, Cul-D
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	29
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.