

# \$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
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### 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	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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