

\$549,900 - 68 Edgeburn Crescent Nw, Calgary

MLS® #A2137318

\$549,900

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

Welcome to this wonderful two-story home with a fully developed basement in Edgemont. This residence features three bedrooms and one and a half baths. As you enter, you be embraced by its practical layout, fostering a seamless flow between the living area, which boasts a brick-faced fireplace, the dining area, and the kitchen-all bathed in abundant natural light. The house exudes modern charm, highlighted by bay windows at the front and back. The main, upper, and lower levels feature hardwood and laminate flooring throughout. The functional kitchen, equipped with ample cabinet space and tiled flooring, is perfect for culinary adventures. The upper level offers three generously sized bedrooms and a full bath. Beyond these comforts, the large deck in the back provides the perfect setting for joyful morning coffees or sunny BBQ gatherings. The fully developed basement includes expansive recreation and living areas. This home is excellently located within walking distance of Tom Baines School and the bus stop. A short drive will take you to numerous amenities and a host of other conveniences.

Built in 1985

Essential Information

MLS® # A2137318

Price \$549,900



Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,210
Acres	0.06
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	68 Edgeburn Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4J3

Amenities

Parking	Off Street
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Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 20th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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