

\$549,999 - 37 Edgeburn Crescent Nw, Calgary

MLS® #A2143702

\$549,999

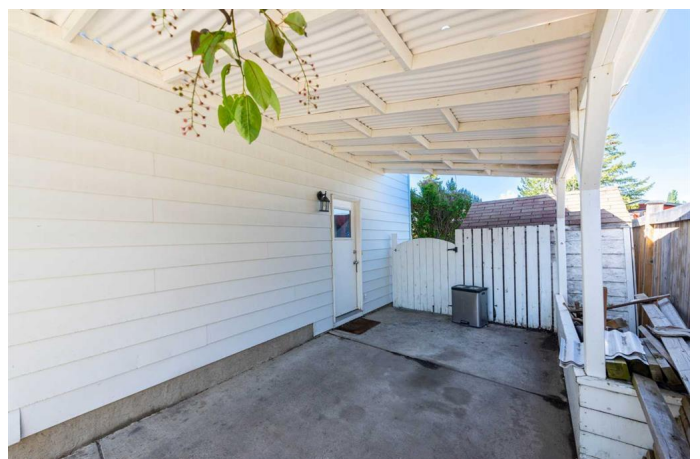
3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Introducing a bright- sunny, backing onto a wider lot home nestled in one of Calgary's most sought-after communities. Boasting nearly 1113 sq.ft above grade. Main floor has spacious living room , good size kitche with dining space and half washroom to fulfill your needs. As soon as you enter upstairs. You will find 3 large size bed rooms including primary bed room and you also find full wasroom in the upstairs.

Special note- Tom Baines school just 1 minutes walking from home. You might see your kids is entering school through your window or door. Super store and other amenities just 3 to 5 minutes walking distance. This house is located in one of the best school districts in Calgary, with Edgemont School and Tom Baines, as well as Sir Winston Churchill designation, making it perfect for a family that values education. Beyond the confines of this remarkable home lies a prime location within Edgemont. Residents have access to the ravine walking paths, playgrounds, soccer fields, tennis courts, and an outdoor rink, ensuring there's always something to do close to home. Additionally, multiple shopping outlets such as CO-OP and Superstore are within reach, along with various other amenities. Commute with ease, as this home offers quick and convenient access to major roadways including Country Hills Blvd, Stoney Trail, and Shaganappi Trail. Bus routes and city transportation provide effortless connections to the University of Calgary, LRT,



Market Mall, hospitals, and Downtown, all within half an hour, making this residence an ideal choice for those seeking both convenience and comfort in Calgary's vibrant landscape. basement has extra space for your own relaxation. Sellers are not aware of basement development permit from city.

Built in 1983

Essential Information

MLS® #	A2143702
Price	\$549,999
Sold Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,113
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	37 Edgeburn Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4J5

Amenities

Parking Spaces	4
Parking	Carport, Covered

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2024
Date Sold	July 4th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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