

# \$484,900 - 89 Edgehill Drive Nw, Calgary

MLS® #A2230176

**\$484,900**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Welcome to 89 Edgehill Drive NW, Calgary. This beautifully maintained 3-bedroom, 2-storey semi-detached home is nestled on a quiet street in the established community of Edgemont. With its functional layout and desirable location, this property is ideal for families, first-time buyers, or investors alike.

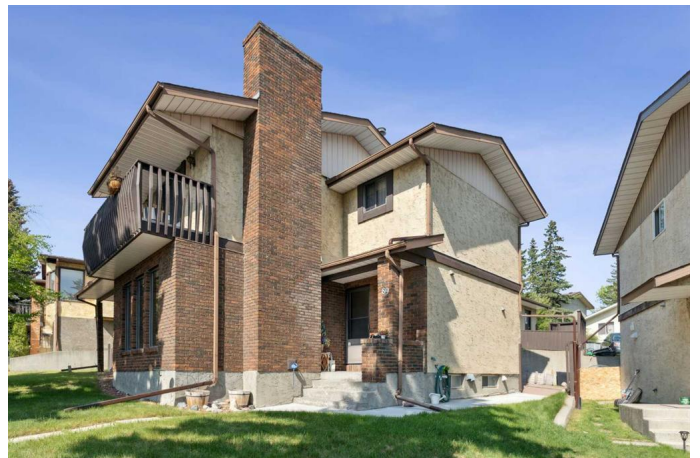
The main level features a bright and spacious living room, a cozy dining area, and a well-appointed kitchen with ample cabinetry and counter space. Large windows flood the home with natural light, creating a warm and inviting atmosphere.

Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with a large closet. The full bathroom on this level has been well maintained.

The lower level is fully finished and provides excellent potential for additional living space, a home office, or a gym. Outside, enjoy the private patio—perfect for summer BBQs or relaxing evenings.

Located within walking distance to top-rated schools, parks, pathways, public transit, and shopping amenities. With quick access to major roads like Shaganappi Trail and John Laurie Boulevard, commuting is a breeze.

Don't miss the opportunity to make this charming home yours. Book your showing



today.

Built in 1981

### Essential Information

MLS® #	A2230176
Price	\$484,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	89 Edgehill Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3a2w1

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Bar, Laminate Counters, Natural Woodwork
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Oven
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 Lane, Low Maintenance Landscape, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	39
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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