

# \$899,900 - 63 Edendale Crescent Nw, Calgary

MLS® #A2204675

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,922 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Location! Stunning Freshly Modernized and Updated Home in the Heart of Beautiful Edgemont! Custom Pergola Design with New Front Porch. Master Bedroom With W/I Closet and Ensuite. Open Concept-Vaulted Ceilings with Stunning Beams. Private Backyard with Large Deck! Brand New S/S Appl. and Cabinets. Hardwood Floors. Finished Basement with Wet Bar, 3Pc Bath. Close to Shopping, Parks, Best Schools in the Area and Transit. Must see! Open House Sun Mar 23; 2-4pm.

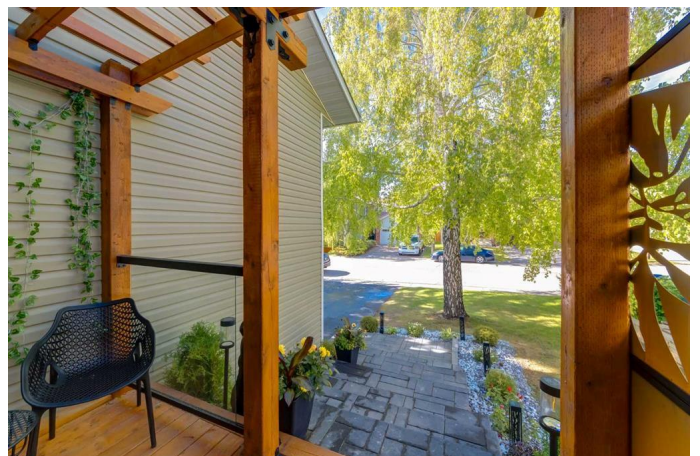
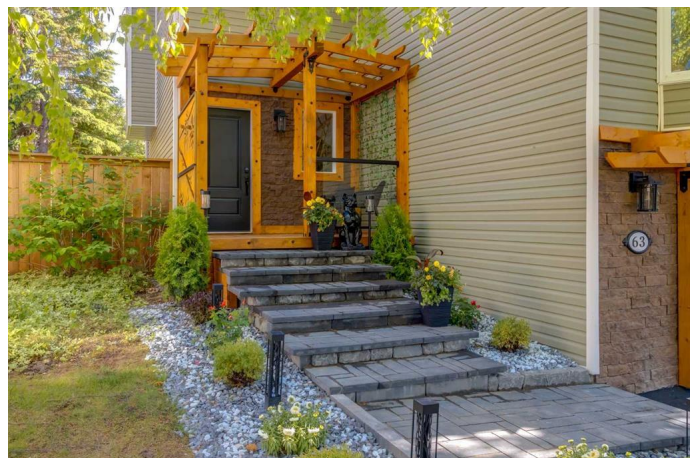
Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204675      |
| Price          | \$899,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,922         |
| Acres          | 0.13          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

Address 63 Edendale Crescent Nw



|             |          |
|-------------|----------|
| Subdivision | Edgemont |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3A3W8   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Range, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Stone, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Storage |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Treed        |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 49               |
| Zoning         | R-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.