

# \$549,000 - 39 Edgeburn Crescent Nw, Calgary

MLS® #A2242126

## \$549,000

4 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

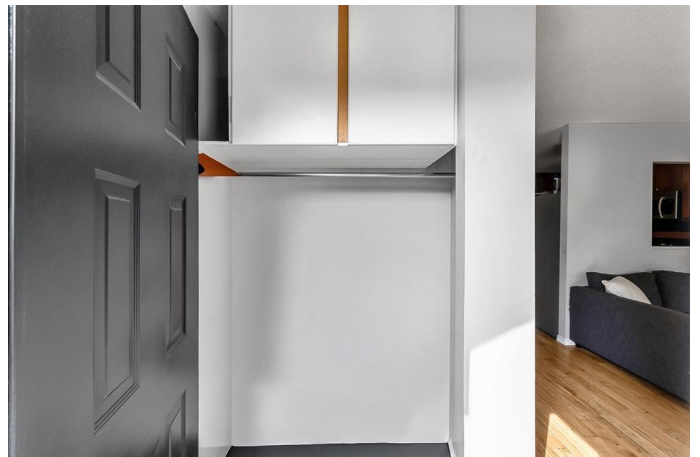
Welcome to 39 Edgeburn Crescent NW â€” a fantastic property in the heart of Edgemont.

This charming 4-bedroom bungalow sits on a generous, fenced lot and offers over 1,700 sq ft of total living space, including a fully developed basement with a spacious rec room, an additional bedroom, 3-piece bathroom, office, and ample storage.

Inside, youâ€™ll find a mix of hardwood, laminate, and tile throughoutâ€”no carpet here! A cozy wood-burning fireplace adds warmth to the living area, while large windows invite in plenty of natural light. The main level features 3 bedrooms, a 4-piece bathroom, an open-concept living and dining area, and a kitchen outfitted with an abundance of maple cabinetry and great storage.

This home has been a rental property for several years, and while it may need a little polish in places, it's been well maintained and is move-in ready if you prefer to settle in right away. For those looking to update or add personal touches, the home offers fantastic potential and solid fundamentals. Key updates include new fascia/soffits (2024), a new roof (2018), and painted aluminum siding (2024). The property is being sold as-is, giving buyers flexibility to make changes or leave it as is.

Youâ€™ll love the locationâ€”just minutes from schools(public & separate), shopping,



parks, and transit, with quick access to Sarcee Trail, Coventry Hills Blvd, and Stoney Trail.

Tenants are vacating August 15, 2025, with immediate possession available after that date.

This is a well-built home with great bones in a family-friendly, established neighbourhood. Come take a look and picture the possibilities!

Built in 1983

**Essential Information**

MLS® #	A2242126
Price	\$549,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	39 Edgeburn Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4J5

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Single Garage Detached

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump Pump(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Raised Hearth, Stone, None

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Courtyard, Private Yard, Storage

Lot Description Back Yard, Front Yard, Lawn, No Neighbours Behind

Roof Asphalt Shingle

Construction Aluminum Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 24th, 2025

Days on Market 2

Zoning R-CG

HOA Fees 87

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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