

# \$499,900 - 89 Edgehill Drive Nw, Calgary

MLS® #A2230176

**\$499,900**

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.

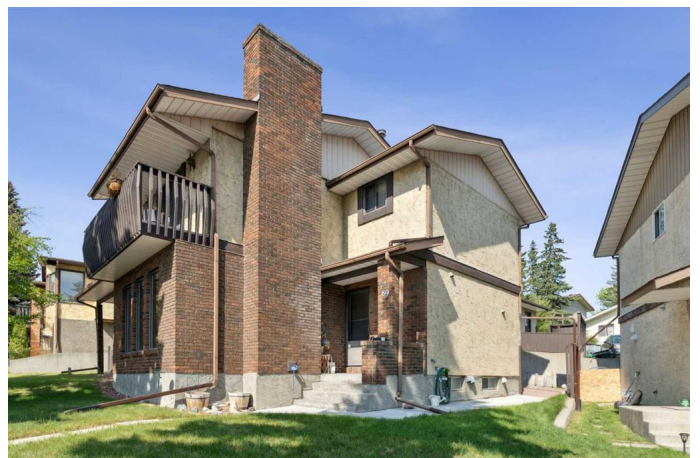
The main level features a bright and spacious living room, a cozy dining area, and a well-appointed kitchen with ample cabinetry and counter space. Large windows flood the home with natural light, creating a warm and inviting atmosphere.

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          | \$499,900              |
| 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, Electric Oven, Range Hood, Refrigerator |
| 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      | Brick, Stucco, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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