\$583,000 - 47 Edgedale Road Nw, Calgary

MLS® #A2265438

\$583,000

3 Bedroom, 3.00 Bathroom, 1,212 sqft Residential on 0.09 Acres

Edgemont, Calgary, Alberta

Welcome to this well-maintained home located in the sought-after community of Edgemont in NW Calgary. Nestled on a quiet street, this spacious property offers comfort, functionality, and a fantastic location.

Step inside to a bright and inviting living room featuring beautiful hardwood flooring, a cozy wood-burning fireplace, and a large front window that fills the space with natural light. The kitchen, dining area and half bath have been updated with new vinyl plank flooring, offering durability and style. The layout is perfect for both daily living and entertaining.

Upstairs, you'II find three generously sized bedrooms and a full bathroom, ideal for a growing family. The finished basement expands your living space with a large recreation room, den, an additional full bath, and a spacious utility/laundry room with ample storage.

Enjoy the convenience of quick access to major routes including Shaganappi Trail, Crowchild Trail, and Country Hills Blvdâ€"making commuting a breeze and putting shopping, schools, and amenities within easy reach.

Don't miss this opportunity to own a family-friendly home in one of Calgary's most desirable neighborhoods!







Essential Information

MLS® # A2265438 Price \$583,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,212 Acres 0.09 Year Built 1978

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 47 Edgedale Road Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A2P6

Amenities

Parking Spaces 2

Parking Driveway, Single Garage Attached

of Garages 1

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features None

Lot Description Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Private,

Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office CIR Realty

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