

**9 Edgeburn Crescent NW
Calgary, Alberta**

MLS # A2204656



\$569,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Charming 2-Storey Home in the Highly Desirable Edgemont Community! This inviting home features a spacious Living Room and a modern Kitchen with a clean, minimalist design, tile backsplash, and ample storage, complemented by a convenient 2-piece bathroom on the main floor. Upstairs, enjoy the bright Primary Bedroom, two additional bedrooms, and a 4-piece bathroom. The finished basement offers a 4th bedroom, versatile flex space, laundry/utility room, and a 3-piece bathroom. Outside, you'll find mature trees, a private backyard, and a 13'4" x 12'4" deck, perfect for your personal touch. Located in a fantastic neighborhood with a walking distance to Tom Baines Junior High Schools, parks, and transit, this home is ideal for both first-time buyers and investors. Don't miss the opportunity to become part of this welcoming community!