89 Edgehill Drive NW
Calgary, Alberta

MLS # A2230176

$484,900

Division:	Edgemont
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,249 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Single Garage Detached
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Low Maintenance Landscape, Reverse Pie Shaped Lot

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Bar, Laminate Counters, Natural Woodwork			

Inclusions:	N/A

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.