

# \$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

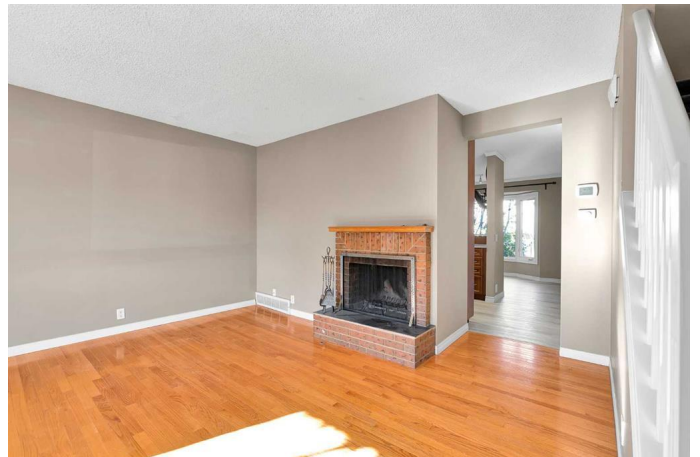
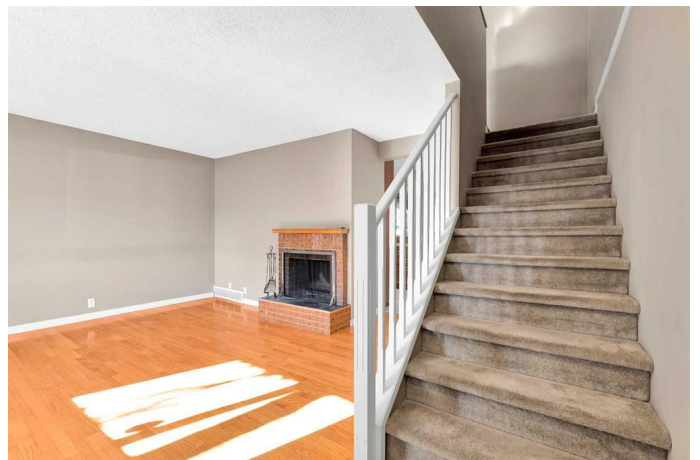
Welcome to this well-maintained home located in the sought-after community of Edgemont in NW Calgary. Nestled on a quiet street, this spacious property offers comfort, functionality, and a fantastic location.

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'll 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 Blvd—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!



Built in 1978

**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        3

Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

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