

6 Edgeburn Place NW Calgary, Alberta

MLS # A2230548



\$549,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	796 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained bi-level home located in the highly sought-after community of Edgemont. With nearly 800 sq ft above grade and a fully developed lower level, this charming residence offers the perfect blend of comfort, functionality, and location. Nestled among mature trees on a quiet cul-de-sac, this home greets you with a private front entrance and great curb appeal. Step inside and head upstairs to discover a spacious kitchen and dining area with ample storage—ideal for family living or entertaining. Adjacent is an airy living room filled with natural light from large windows, creating a warm and inviting atmosphere. The main level features a fully renovated 3-piece bathroom with a large walk-in shower, a generous primary bedroom, and a second bedroom—perfect for children, guests, or a home office. Since this home is a bi-level, the lower level continues to impress with oversized windows drawing in natural light, a large family room, a third bedroom with walk-in closet, another full bathroom, and a laundry/utility room. Upgrades over the past 10 years include vinyl siding, newer windows, added insulation, carpet, and a complete main bathroom renovation, ensuring peace of mind for years to come. Relax outdoors in the fully fenced, private backyard which also provides access to the oversized single garage. Situated within walking distance to Edgemont’s extensive pathway system, ravines, parks, top-rated schools (1-minute walk to Tom Baines), and shopping (including Superstore and restaurants), this home combines convenience and lifestyle. Meticulously cared for, this move-in-ready gem is ideal for families, first-time buyers, downsizers, or investors alike.