

\$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

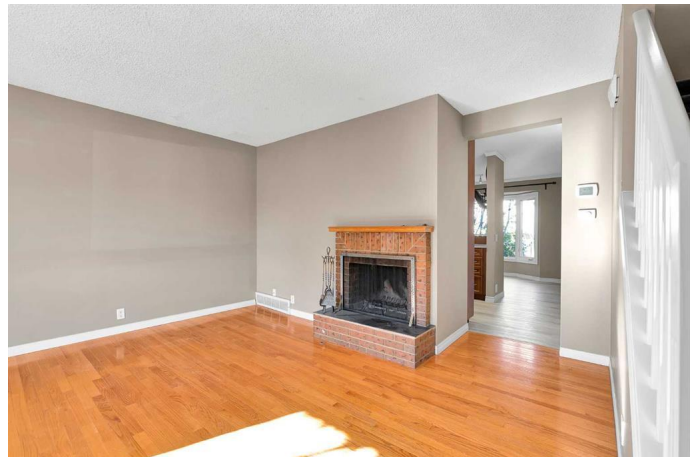
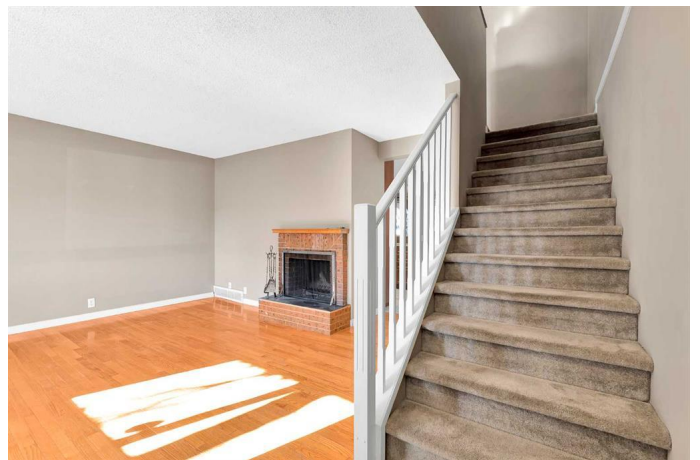
Welcome to this well-maintained home located in the sought-after community of Edgemont in NW Calgary. Nestled on a quiet street, this spacious property offers comfort, functionality, and a fantastic location.

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, youâ€™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 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 Calgaryâ€™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

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 17

Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.