

\$549,000 - 39 Edgeburn Crescent Nw, Calgary

MLS® #A2253091

\$549,000

4 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.13 Acres

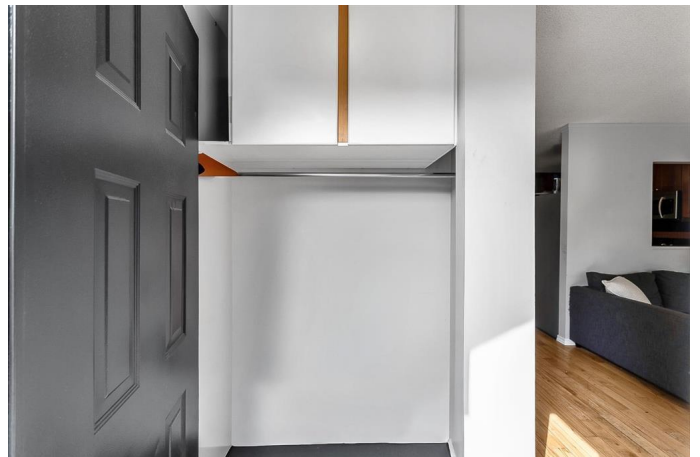
Edgemont, Calgary, Alberta

Welcome to 39 Edgeburn Crescent NW – a fantastic property in the heart of Edgemont.

This charming 4-BEDROOM BUNGALOW sits on a LARGE fenced lot and offers over 1,700 sq ft of total living space, including a FULLY DEVELOPED BASEMENT with a spacious rec room, an ADDITIONAL BEDROOM, 3-PIECE BATHROOM, OFFICE, and AMPLE STORAGE.

Inside, you’ll find a mix of hardwood, laminate, and tile throughout – NO CARPET HERE! A cozy WOOD-BURNING FIREPLACE adds warmth to the living area, while LARGE WINDOWS invite in plenty of NATURAL LIGHT. The main level features 3 BEDROOMS, a 4-PIECE BATHROOM, an OPEN-CONCEPT living and dining area, and a kitchen outfitted with an ABUNDANCE of MAPLE CABINETRY and GREAT STORAGE.

This home has been a rental property for several years, and while it may need a little polish in places, it's been well maintained and is move-in ready if you prefer to settle in right away. For those looking to update or add personal touches, the home offers fantastic potential and solid fundamentals. Key updates include new fascia/soffits (2024), a new roof (2018), and painted aluminum siding (2024). The property is being sold as-is, giving buyers flexibility to make changes or leave it as is.



Youâ€™ll love the locationâ€”just minutes from schools(public & separate), shopping, parks, and transit, with quick access to Sarcee Trail, Coventry Hills Blvd, and Stoney Trail.

This is a well-built home with great bones in a family-friendly, established neighbourhood. Come take a look and picture the possibilities!

Built in 1983

Essential Information

MLS® #	A2253091
Price	\$549,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	39 Edgeburn Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4J5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None, Stone, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	12
Zoning	R-CG
HOA Fees	87
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.