

**89 Edgehill Drive NW**  
**Calgary, Alberta**

**MLS # A2230176**



**\$484,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.