

# \$549,900 - 6 Edgeburn Place Nw, Calgary

---

MLS® #A2230548

**\$549,900**

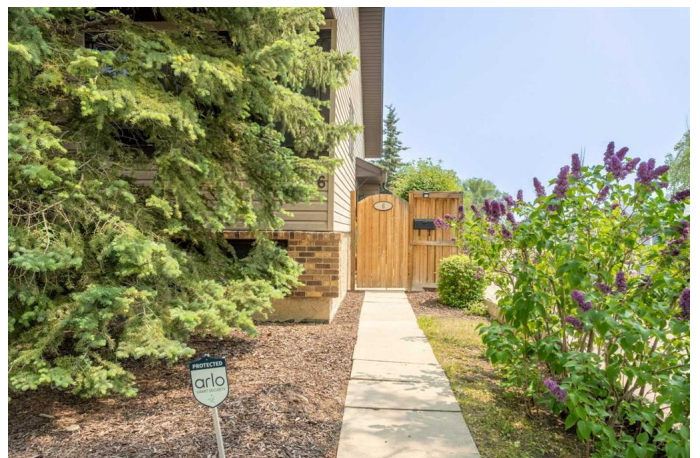
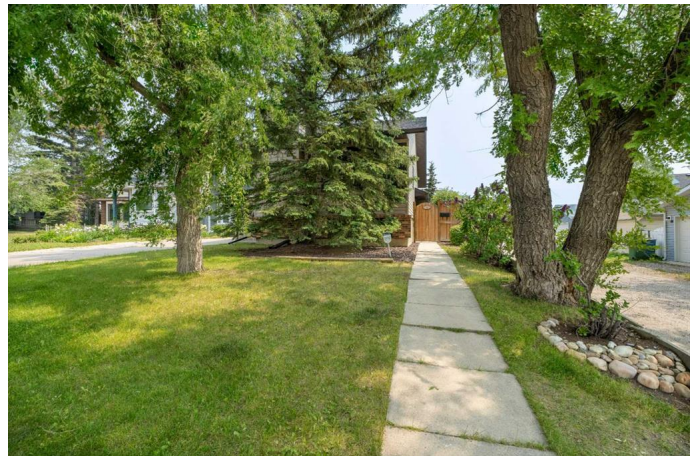
3 Bedroom, 2.00 Bathroom, 796 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

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.

Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230548    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 796         |
| Acres          | 0.08        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6 Edgeburn Place Nw |
| Subdivision | Edgemont            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 4H7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows                                                    |
| Appliances        | Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other, Private Entrance, Private |
| Lot Description   | Back Lane, Back Yard, Cul-De     |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 58              |
| Zoning         | R-CG            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



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.