



**GRASSROOTS**  
REALTY GROUP

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89 Edgehill Drive NW  
Calgary, Alberta

MLS # A2230176



**\$484,900**

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

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