



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34 Edgedale Court NW
Calgary, Alberta

MLS # A2212557



\$470,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,255 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Lawn		

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

Inclusions: N/A

Welcome to this charming two-storey duplex located in the highly sought-after community of Edgemont. Perfectly situated in a family-friendly neighbourhood, this home offers a warm and inviting layout with plenty of space for growing families. The main floor features a spacious living room anchored by a cozy brick wood-burning fireplace—ideal for relaxing evenings. The kitchen offers ample cupboard space, white appliances, and a bright eat-in dining area, while a convenient mudroom provides direct access to your private backyard, the perfect size for outdoor fun and gatherings. A 2-piece bathroom completes the main level. Upstairs, you’ll find three comfortable bedrooms, including the primary, along with a full 4-piece bathroom. The fully developed basement extends your living space with a generous family room, laundry space, an additional bedroom, and another bathroom—ideal for guests, teens, or a home office setup. Located in Edgemont, one of Calgary’s most desirable communities, you’ll enjoy easy access to major routes, top-rated schools, parks, walking paths, shopping, and countless amenities. Don’t miss your opportunity to own in this well-established neighbourhood!