

\$769,800 - 9200 Edgebrook Drive Nw, Calgary

MLS® #A2255531

\$769,800

3 Bedroom, 3.00 Bathroom, 2,062 sqft

Residential on 0.11 Acres

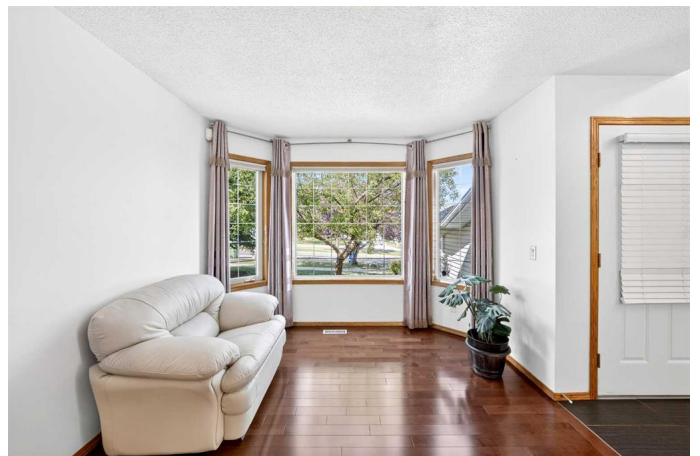
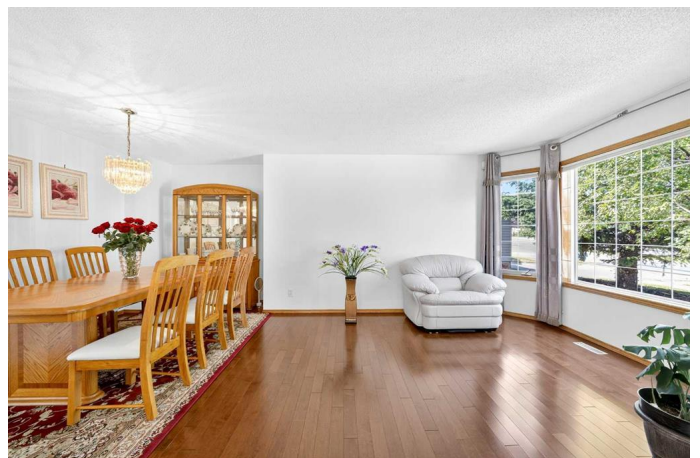
Edgemont, Calgary, Alberta

What a comfortable 2,062 square feet home in Edgemont that you can just move in without worrying about any upgrades needed!

This lovely family home offers you a Living and Dining Room, spacious Kitchen and Family Room floor plan. Gleaming Hardwood floors throughout the Main level. Kitchen has upgraded to Granite countertops, newer backsplash tile, Centre island and ample cabinets. Family Room with gas fireplace, and great space to relax with your family after dinner. The main floor Den is ideal for the Home Office. Upstairs offer you 3 bedrooms and 2 bathrooms. Large Primary bedroom, ensuite bathroom with a Soaker tub, separate shower and Walk In closet. 2 other good sized bedrooms and full bath to complete this level. Unfinished basement with rough-in plumbing for bathroom and 3 windows for future development. Fully fenced south-facing backyard with a house-wide deck—perfect for outdoor living and entertaining. Recent upgrades including newer Stove and Fridge, newer paint on the fence, Newer Roof shingles and sidings, and newer Ceiling paint. Great community of Edgemont that your children can go to the best Junior High and High schools in NW. Easy access to Costco and other major shopping areas, close to Country Hills Blvd and Stoney Trail.

Built in 1997

Essential Information



MLS® #	A2255531
Price	\$769,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,062
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9200 Edgebrook Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Few Trees, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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.