

# \$843,800 - 9200 Edgebrook Drive Nw, Calgary

MLS® #A2215911

**\$843,800**

3 Bedroom, 3.00 Bathroom, 2,063 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

\*\*\*9200 Edgebrook DR NW \*\*\* Gorgeous well maintained 2-storey in desired community - Edgemont . Very convenient location , easy access to Country Hills BV and Shaganappi TR . Close to shopping , pathway , Nose hill park and even Sir Winston Churchill high school bus station . Let's check the photos , you are entering Mr. and Ms. Clean's sweet home . You will find upgraded tile and gleaming hardwood floor on main level , very functional traditional floor plan , you have living room and formal dining room at front , good size den/office room , a roomy family room and upgraded kitchen with granite counter top and new faucet , upgraded bright white appliances , well maintained beautiful oak kitchen . Enjoy morning coffee in your sunny breakfast nook that leads to your south facing backyard and house-wide huge deck . Upstairs you have three large bedrooms that all have walk-in closets , upgraded ensuite bathroom with new tiles and lights. Unspoiled basement for your future personal design idea . Other recent upgrades including roof , siding , new painted deck and fence , most newer paint inside . Perfect move in condition ! Won't last ! Call your agent today !

Built in 1997

## Essential Information

MLS® #                      A2215911

Price                         \$843,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,063
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	T3A5T5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting
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Lot Description	Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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