

# \$599,000 - 110 Edgeburn Crescent Nw, Calgary

MLS® #A2250778

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Welcome to 110 Edgeburn Crescent, located in the desirable community of Edgemont. This home is ideally situated within walking distance to Tom Baines Junior High School, Superstore, public transit, and many other amenities. The main floor features a bright living and dining area with laminate flooring, ceramic tile at both entrances, and a spacious kitchen with an eating nook and direct access to a large backyard deck—perfect for family gatherings or entertaining.

Upstairs, you™ll find three generously sized bedrooms and a full bathroom. The fully developed basement, with a separate entrance, offers a large recreation room, laundry area, and a 3-piece bathroom—ideal for additional living space. The property also includes a double detached garage at the back, and its convenient location ensures you™re close to schools, shopping, parks, and all amenities.

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250778  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,146     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 1985        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 110 Edgeburn Crescent Nw |
| Subdivision | Edgemont                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 4K3                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Exterior Entry, Finished, Full                    |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Shingle         |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 68                |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                      Homecare Realty Ltd.

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