

# \$709,900 - 111 Edgebyne Crescent Nw, Calgary

MLS® #A2232156

**\$709,900**

5 Bedroom, 4.00 Bathroom, 1,213 sqft  
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to your new family home thatâ€™s a  
4 MIN WALK TO RAVINE

PATHS/PLAYGROUND, nestled on a QUIET  
STREET, ready your growing family! This  
ORIGINAL OWNER home is in IMMACULATE  
CONDITION and really highlights the pride of  
ownership. Imagine coming home and  
appreciating the CURB APPEAL of the stucco  
exterior, more durable than many other siding  
options which provides extra peace of mind  
during hail season (fingers crossed).

Youâ€™re entertaining guests tonight, so the  
extra 2 parking on the driveway (4 total  
including garage) and extra street parking on  
your CORNER LOT ensures your guests all  
get VIP parking. You feel the expansive  
openness when you step into your VAULTED  
CEILING entrance that spans the front living  
room, private dining, and kitchen. You feel  
lucky that many of the interior updates are  
already completed that makes this home  
MOVE-IN-READY: Carpets, interior paint, new  
baseboards (2017), and a newer HIGH  
EFFICIENCY FURNACE (2019). Putting the  
groceries away from your trip to Superstore (4  
mins) and takeout from several restaurants (4  
mins), you see that your partner already has  
the BBQ on the COMPOSITE DECK (also low  
maintenance and durable), and since you are  
both busy professionals, you are grateful for  
LOWER MAINTENANCE YARD. Going  
upstairs to put your stuff down, you enter your  
primary suite w/ FULL ENSUITE which is more  
rare in this era of home. 2 more larger



bedrooms and full bath finish the top level, which continues to be great for your larger family. The first guests arrive and you invite them down to the third level living room to hang out and catch up since they are from out of town. You show them their guest bedroom and their own full bathroom so they can keep comfortable. Another out of town guest is arriving soon, and you will show them down the basement 4th level, where they have their own rec room space, bedroom, their own full bathroom, WET BAR, and private WALKOUT ENTRANCE. Based on this great layout, each family won't need to share bathrooms! As your family grows in this home for the long-term, you feel comforted that K-12 schools (2-8 mins) and even UNIVERSITY OF CALGARY (10 mins) are all so convenient. You're going to suggest a nice stroll on this hot summer evening after dinner at NOSE HILL PARK (4 mins) where you and your guests can enjoy the beautiful sunset, while children and pets can get the last bit of energy spent. On Monday, you can sleep in a bit more, since your commute is quite simple to DOWNTOWN (19 mins) or anywhere else you need to go with easy access to Crowchild Tr, Shaganappi Tr, and John Laurier Blvd. Make this dream your reality today, come see this home that's ready for you!

Built in 1985

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2232156  |
| Price          | \$709,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,213     |
| Acres          | 0.12      |
| Year Built     | 1985      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 111 Edgebyrne Crescent Nw |
| Subdivision | Edgemont                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A 4B4                   |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Front Drive |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |
| Fireplaces        | Wood Burning, Gas Log                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Yard, Few Trees, Front Yard, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 56              |
| Zoning         | R-CG            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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