

\$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 that'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).

You'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, Corner Lot, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	93
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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