



**110 Edgeburn Crescent NW
Calgary, Alberta**

MLS # A2303724



\$609,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Open house Saturday, May 2, 2-4PM. 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.