

**152 Edgedale Way NW
Calgary, Alberta**

MLS # A2256539



\$498,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,158 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: no

Open house 11:30-1:30pm Sunday Sep 21, 2025. Excellent house for First Time Home Buyers. This 2-story semi-detached home is fully finished and offers a fairly open floor plan on the main level. Featuring a large living room, dining area just off the large kitchen. Upstairs we have a good-sized master bedroom, 4-piece bath and 2 more bedrooms. The lower level is fully finished with a good-sized family room, 2-piece bath and a storage. Recent upgraded (2024) include triple-glazed windows and R60 attic insulation for improved energy efficiency. A large covered deck, fully fenced yard and an over-sized detached single garage. Corner location offers lots of parking! Close to area amenities and easy access to major roadways.