

**152 Edgedale Way NW  
Calgary, Alberta****MLS # A2256539****\$498,000**

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

**Heating:** Forced Air, Natural Gas**Floors:** Ceramic Tile, Laminate**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** no

Open house 1-3pm Sunday Sep 14, 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. Just off the kitchen we have storage, 2-piece bath and there is a large covered deck and fully fenced yard. Upstairs we find a good-sized master bedroom, 4-piece bath and 2 more bedrooms. There lower level is fully finished with a good-sized family room, 2-piece bath and storage. There is also an over-sized single garage. Corner location offers lots of parking! Close to area amenities and easy access to major roadways.