

Listing Client Full No Remarks

3905 Edison Crescent SW Calgary, AB T2S 0X1

Residential
Active **A2304132**



| | | | |
|-------------------------|------------------------------|-----------------------|------------------------------------|
| PD: | | DOM: 7 | LP: \$3,250,000.00 |
| | | | OP: \$3,250,000.00 |
| Class: | Detached | City: | Calgary |
| County: | Calgary | Subdivision: | Elbow Park |
| Type: | House | Ttl Beds: | 5 |
| Levels: | Two | F/H Bth: | 4/0 |
| Year Built: | 1950 | RMS SQFT: | 4,109.88 |
| LINC#: | 0019171966 | LP/SF: | \$790.78 |
| Arch Style: | 2 Storey | Suite: | No |
| # Illegal Suite: | 0 | # Legal Suite: | 0 |
| Possession: | By Date Specified 08/31/2026 | | |
| Lot Dim: | | Lot Size: | 6243 SF 579.99 SM |
| Front Length: | 15.29M 50`2" | Lot Depth: | 38.10 M 125.01' |
| Legal Desc: | 5584R;3;27,28 | | |
| Legal Pln: | 5584R | Blk: 3 | Lot: 27,28 Condo: No |
| Zoning: | R-CG | Tax Amt/Yr: | \$15,574.00/2025 |
| Title to Lnd: | Fee Simple | Loc Imp Amt: | |
| Disclosures: | No Disclosure | Front Exp: | E |
| Restrict: | None Known | | |

Recent Change:**04/23/2026 : NEW**

Directions:

Rooms & Measurements

| | | | | | | | | | | | | |
|-----------------------------|---------------|-----------|-----------|-----------|-----------|-----------|--------------------|-------------------|--------|-------------|----------|-------------|
| | 1P | 2P | 3P | 4P | 5P | 6P | | Main: | 236.43 | Mtr2 | 2,544.90 | SqFt |
| Baths: | 0 | 0 | 1 | 1 | 0 | 0 | Bed Abv: 5 | Upper: | 145.39 | Mtr2 | 1,564.98 | SqFt |
| EnSt Bth: | 0 | 0 | 0 | 2 | 0 | 0 | Rms Abv: 12 | Blw Grade: | 115.25 | Mtr2 | 1,240.51 | SqFt |
| Garage Dims (L x W): | 20`8" x 19`1" | | | | | | | Total AG: | 381.82 | Mtr2 | 4,109.88 | SqFt |

Property Information

| | |
|--|--|
| Basement: Full | Laundry Ft: Laundry Room |
| Basement Dev: Finished | Basement Ft: None |
| Heating: Forced Air, Natural Gas | Cooling: Central Air |
| Construction: Cedar, Stucco, Wood Frame | Fireplaces: 2/Gas, Mantle, Wood Burning |
| Foundation: Poured Concrete | Flooring: Carpet, Hardwood, Slate |
| Exterior Feat: Private Yard | Fencing: Fenced |
| Roof Type: Tar/Gravel | Patio/Porch: Deck |
| Reports: RMS Supplements, Title | |
| Parking: Double Garage Attached, Heated Garage Total: 2 | |
| Features: Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s) | |
| Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths | |
| Lot Features: Back Lane, Back Yard, Landscaped, Rectangular Lot | |
| Goods Include: Television and Sound System | |
| Appliances: Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings | |
| Other Equip: None | |
| Goods Exclude: N/A | |

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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