

# \$684,999 - 203 Edgeland Road Nw, Calgary

MLS® #A2238650

**\$684,999**

3 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully maintained home offering 1,736 sq ft of total developed living space in the sought-after community of Edgemont. Thoughtfully updated and designed for comfort, this residence blends timeless charm with functional living. Step inside to find hardwood floors and a bright, open layout, with large windows that flood the living and dining areas with natural light. The kitchen is a true highlight—featuring quartz countertops, ample cabinetry, and a cozy breakfast nook, perfect for everyday meals or casual entertaining. The primary suite offers serene backyard views and a luxurious ensuite complete with an oversized walk-in shower, additional rain head, and four invigorating body sprays. Two additional bedrooms and a beautifully finished 4-piece bathroom with custom vanities and a glass-enclosed soaker tub/shower combo complete the upper level. The walkout basement is warm and inviting with a spacious family room, wood-burning brick fireplace, wet bar, and a 2-piece bathroom. From here, access the private, beautifully landscaped backyard featuring multi-level decks, patio space, and mature trees, ideal for outdoor dining, entertaining, or peaceful relaxation. Nestled in the corner is an ultra-therapeutic spa, covered for year-round enjoyment. The lower basement offers extra convenience with storage areas, laundry room, and utility space, making organization and functionality effortless. Recent upgrades include: • Roof (2020) • New fridge,



electric range & oven, over-the-range microwave, and hot water tank (2024)  New washer (2023) Located in a well-established neighbourhood with access to top-rated schools, parks, and amenities, this home is a true blend of comfort and lifestyle. Dont miss the chance to make this inviting Edgemont property your next homeschedule your private showing today!

Built in 1981

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238650      |
| Price          | \$684,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,219         |
| Acres          | 0.11          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 Edgeland Road Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2Y3              |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Quartz Counters, Storage                                                                                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Basement, Wood Burning                                                                                          |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                        |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 44              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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