

\$669,999 - 203 Edgeland Road Nw, Calgary

MLS® #A2238650

\$669,999

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	\$669,999
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	71
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.