

# \$899,900 - 203 Edgemont Place Nw, Calgary

MLS® #A2240584

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,239 sqft  
Residential on 0.17 Acres

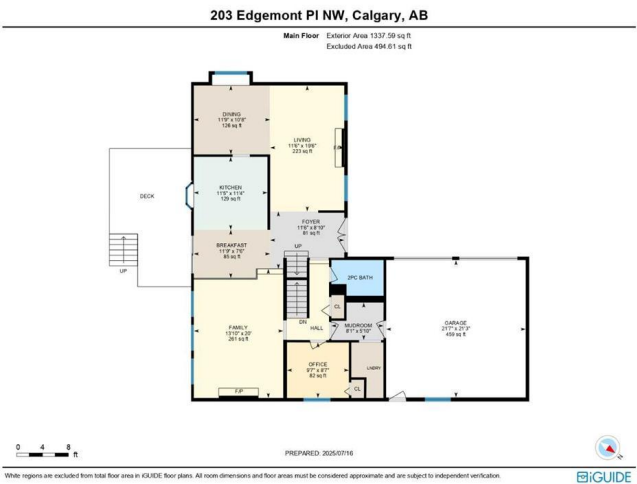
Edgemont, Calgary, Alberta

Well maintained 2 story home , on an extra large corner lot , in prestigious Edgemont Estates with SE facing backyard and fully developed walk up basement illegal suite. Steps to bus stops, top school routes (Dalhousie LRT, Winston Churchill HS, Tom Baines JH, and Edgemont School (Elementary) ), and across from John Laurie Park with sports fields, trails and the new disc-golfing course! Main floor offers beautiful rustic-style vaulted cedar ceilings, hardwood, gas/wood fireplaces, gourmet kitchen with granite and full height cabinets, breakfast nook to large deck, office, laundry, and heated double garage. Upstairs features primary suite with private balcony, renovated ensuite, dressing room, plus 2 bedrooms with shared balcony and flex room. Walk up basement includes kitchen, living area, bedroom, den, and 4 pc bath. Landscaped yard, mature trees, privacy fencing. Numerous updates: roof/deck/cooktop (2015), ensuite/dressing room (2022), dishwasher (2024). Call to view!

Built in 1978

## Essential Information

MLS® #	A2240584
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,239
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	203 Edgemont Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2K1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Street Lighting, Treed, Paved

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	19
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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