

# \$699,000 - 203 Edgeland Road Nw, Calgary

MLS® #A2238650

**\$699,000**

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) â€¢ 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. Donâ€™t miss the chance to make this inviting Edgemont property your next homeâ€”schedule your private showing today!

Built in 1981

**Essential Information**

MLS® #	A2238650
Price	\$699,000
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	21
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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