

# \$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) 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          | \$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 | 53              |
| Zoning         | R-CG            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.