

# \$549,900 - 203 Edgedale Gardens Nw, Calgary

MLS® #A2165009

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,538 sqft  
Residential on 2.78 Acres

Edgemont, Calgary, Alberta

This excellent 4-bedroom, 4-bathroom, 2-storey home offers over 2,100 sqft of developed space and is nestled next to a ravine in one of Calgary's top communities. With easy access to the best schools, including Tom Baines, Edgemont, and Winston Churchill High, this home is perfect for families. Drive to downtown in just 15 minutes or enjoy a walk to Nose Hill Park.

The home features soaring vaulted ceilings in a sunlit living room with a cozy fireplace and walnut hardwood flooring. Step out onto the south-facing new deck (2020), surrounded by mature trees.

The updated kitchen includes a pull-out pantry and newer Maytag appliances (2023). Recent upgrades also feature a new patio door (2023), double/triple-glazed windows, and a new hot water tank (2020).

Upstairs, the master ensuite includes a jetted tub and walk-in closet with an organizer, along with two additional bedrooms and a full bathroom. The fully finished basement offers an entertainment area, a guest bedroom with a large egress window, and a full bathroom with heated floors and a walk-in shower, plus a tiled laundry room with Bosch washer and dryer.

This home, complete with a double detached garage, is within walking distance of basketball and tennis courts, as well as a gym and pool.



Freshly painted and professionally cleaned,  
itâ€™s move-in ready and a must-see!

Built in 1987

### Essential Information

MLS® #	A2165009
Price	\$549,900
Sold Price	\$531,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,538
Acres	2.78
Year Built	1987
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	203 Edgedale Gardens Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4M6

### Amenities

Amenities	Outdoor Pool
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2024
Date Sold	November 12th, 2024
Days on Market	61
Zoning	M-CG d44
HOA Fees	0.00

## Listing Details

Listing Office	First Place Realty
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