# \$600,000 - 103 Edgepark Villas Nw, Calgary

MLS® #A2233314

## \$600,000

2 Bedroom, 3.00 Bathroom, 1,492 sqft Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this well-maintained WALKOUT BUNGALOW VILLA in the sought-after community of EDGEMONT. Tucked into a quiet, established complex, this unit offers a fantastic layout, VAULTED CEILINGS, and an abundance of NATURAL LIGHT thanks to large windows on both levels. The MAIN FLOOR features a generous living room with fireplace, a formal dining area overlooking green space / courtyard, and a bright kitchen is large enough for a table to enjoy casual meal times. The PRIMARY SUITE is spacious with large windows and facing the COURTYARD, it also has a WALK-IN CLOSET, and a private ENSUITE BATH. The LOWER WALKOUT LEVEL adds even more living space with a large REC ROOM, a FULL BATHROOM, and an additional LARGE BEDROOMâ€"ideal for guests or family. With a lower level patio that backs directly onto open GREEN SPACE, perfect for relaxing or entertaining. Practical features include MAIN FLOOR LAUNDRY, AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, and an OVERSIZED DOUBLE ATTACHED GARAGE. Flooring is primarily CARPET and LINOLEUM throughout, reflecting the original finishes but offering a clean slate for cosmetic updates if desired. If you've been searching for a SPACIOUS, LIGHT-FILLED VILLA with a WALKOUT BASEMENT in a PRIME LOCATION, this is your opportunity â€" this property is being offered at the affordable price of \$600,000. Close to SHOPPING, TRANSIT,







and with easy access to STONEY TRAIL.

#### Built in 1990

## **Essential Information**

MLS® # A2233314 Price \$600,000

Bedrooms 2
Bathrooms 3.00
Full Baths 3

Square Footage 1,492
Acres 0.00
Year Built 1990

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 103 Edgepark Villas Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 3S2

#### **Amenities**

Amenities Gazebo, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home,

Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range

Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

1

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Courtyard, Garden

Lot Description Backs on to Park/Green Space, Garden, Level, Many Trees

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 29th, 2025

Days on Market 1

Zoning M-CG d44

# **Listing Details**

Listing Office Royal LePage Benchmark

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