

\$619,900 - 203 Edgeland Road Nw, Calgary

MLS® #A2270924

\$619,900

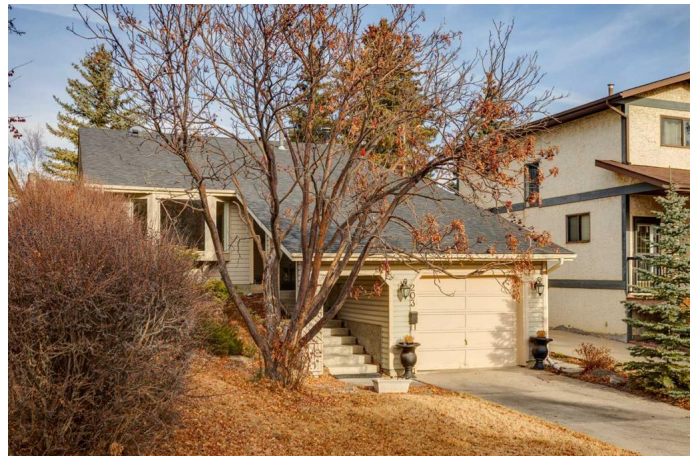
3 Bedroom, 3.00 Bathroom, 1,219 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

Imagine stepping through the front door and being welcomed into a bright, open foyer, complete with a convenient coat closet. From here, your eyes are drawn straight ahead into the spacious living room, where a large bay window frames views of the beautifully manicured front yard and fills the space with natural light. Warm hardwood flooring guides you through this inviting main level and into the adjoining dining area, which flows seamlessly into the updated kitchen. Here, quartz countertops, extensive cabinetry and high-quality stainless steel appliances creates a perfect blend of style and functionality. A cozy breakfast nook offers the ideal spot for casual morning coffee.

Heading up to the second level, youâ€™ll find three comfortable bedrooms. The primary suite overlooks the private backyard and features a luxurious ensuite with an oversized walk-in shower, rain head, and four body sprays. Two additional generously sized bedrooms, each with deep closets and large windows, share a beautifully finished 4-piece bathroom boasting custom vanities, floor-to-ceiling travertine tile, and a glass-enclosed soaker tub/shower. Continue down to the walkout basement, where a warm and inviting family room awaits. A classic wood-burning brick fireplace anchors the space, complemented by a wet bar and a convenient 2-piece bathroom. Just a few more steps lead to the lower level, where youâ€™ll find a practical laundry room featuring its own dog/utility showerâ€”perfect for pets, work



gear, or muddy boots”as well as direct access to the garage and ample storage. Stepping outside, the backyard is a true retreat. Multiple decks, a patio, mature trees, and perennial gardens create a serene setting for outdoor dining, gardening, or simply relaxing. Tucked into a private corner of the yard, a year-round spa invites you to unwind under the stars, enhanced by thoughtfully placed landscape lighting.

This beautifully maintained and thoughtfully updated home offers over 1,700 sq ft of developed living space in the highly sought-after community of Edgemont. Recent upgrades include a new roof (2020), fridge, electric range & oven, over-the-range microwave, and hot water tank (2024), as well as a new washer (2023).

Located in a well-established neighborhood known for top-rated schools, scenic pathways, parks, and convenient access to major routes, this home seamlessly blends comfort, lifestyle, and long-term value. Come experience this exceptional Edgemont property for yourself”your next home awaits.

Built in 1981

Essential Information

MLS® #	A2270924
Price	\$619,900
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	1

Interior

Interior Features	Bar, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

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