

# \$879,900 - 203 Edgemont Place Nw, Calgary

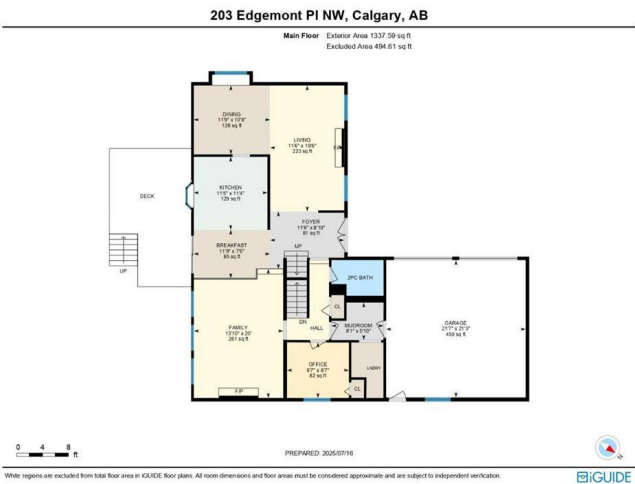
MLS® #A2240584

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,239 sqft  
Residential on 0.17 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: August 10 Sunday Afternoon 1:00pm-4:00pm. Well maintained 2 story home , on an extra large corner lot , in prestigious Edgemont Estates with SE facing backyard and fully developed walk up basement illegal suite. Steps to bus stops, top school routes (Dalhousie LRT, Winston Churchill HS, Tom Baines JH, and Edgemont School (Elementary) ), and across from John Laurie Park with sports fields, trails and the new disc-golfing course! Main floor offers beautiful rustic-style vaulted cedar ceilings, hardwood, gas/wood fireplaces, gourmet kitchen with granite and full height cabinets, breakfast nook to large deck, office, laundry, and heated double garage. Upstairs features primary suite with private balcony, renovated ensuite, dressing room, plus 2 bedrooms with shared balcony and flex room. Walk up basement includes kitchen, living area, bedroom, den, and 4 pc bath. Landscaped yard, mature trees, privacy fencing. Numerous updates: roof/deck/cooktop (2015), ensuite/dressing room (2022), dishwasher (2024). Call to view!



Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240584  |
| Price     | \$879,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,239       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203 Edgemont Place Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2K1               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 5                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer                                                                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                            |
| Fireplaces        | Gas, Wood Burning                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                                                      |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | Corner Lot, Landscaped, Paved, Street Lighting, Treed |
| Roof            | Asphalt Shingle                                       |
| Construction    | Brick, Wood Frame, Wood Siding                        |
| Foundation      | Poured Concrete                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 31              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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