

203 Edgemont Place NW

Calgary, Alberta

MLS # A2240584



\$879,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Landscaped, Paved, Street Lighting, Treed		
Heating:	Fireplace(s), Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Laminate		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade		LLD: -
Exterior:	Brick, Wood Frame, Wood Siding		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
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)		
Inclusions:	Washer, Refridgerator and Electic Stove(as is) in the basement, Two Book Shelves in the basement bedroom, Vacuum System & Attachements, Window-Coverings(as is), Book Cabinet in office room.		

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!