

# \$699,900 - 268 Edgeland Road Nw, Calgary

MLS® #A2238871

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

Newly Renovated 4-Level Split Single Family Home in Highly Sought-After Edgemont

Welcome to this beautifully renovated 4-level split home, ideally situated in the desirable community of Edgemont.

The main suite features updated bathrooms and several newer windows. The open-concept main floor offers a spacious living area, perfect for entertaining, and a bright, open kitchen. Upstairs, you'll find three bedrooms, including a master bedroom with an ensuite bathroom and a relaxing bathtub.

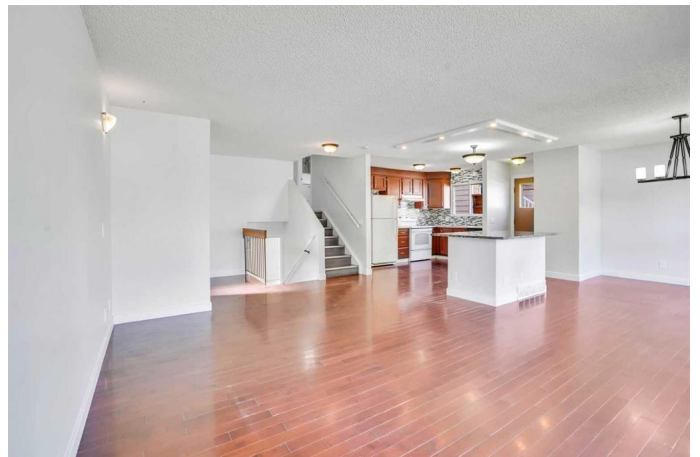
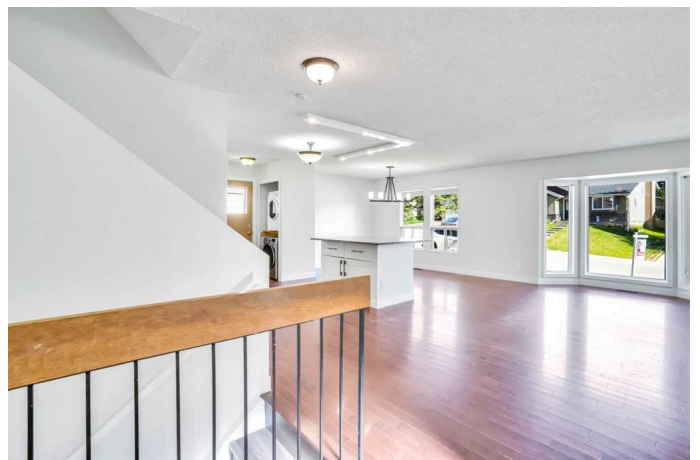
Upgrades include:

Brand new appliances: stove, refrigerator, and hood fan.

Recently renovated illegal walkout basement suite, featuring a full kitchen with quartz countertops, new cabinets, new flooring, fresh paint, new vanity, new windows, and a new bathroom. The basement is bright and open, includes a cozy fireplace, and walks out directly to the backyard.

Additional features:

Two separate laundry facilities, separate entrances, and two full kitchens, perfect for living upstairs and renting out the basement.



Roof replaced in 2017.

Water tank is approximately 2 years old.

Oversized garage: 23' x 23.3'.

Excellent nearby schools: Tom Baines School (2-minute drive) and Sir Winston Churchill High School.

Back alley access, offering potential for a future laneway home or additional garage.

Convenient location:

One-minute walk to public transit and an off-leash dog park.

Only an 8-minute drive to Dalhousie LRT station.

Close to parks, playgrounds, schools, restaurants, supermarkets, everything you need is nearby!

Schedule your private showing today, this opportunity won't last long!

Built in 1983

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238871    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,218       |
| Acres          | 0.10        |
| Year Built     | 1983        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 268 Edgeland Road Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2Z1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Coal                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Suite, Walk-Out                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 4               |
| Zoning         | RCG             |

**Listing Details**

Listing Office                      Kingsland Realty

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