

# \$695,000 - 268 Edgeland Road Nw, Calgary

MLS® #A2238871

**\$695,000**

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, youâ€™ll find three bedrooms, including a master bedroom with an ensuite bathroom and a relaxing bathtub.

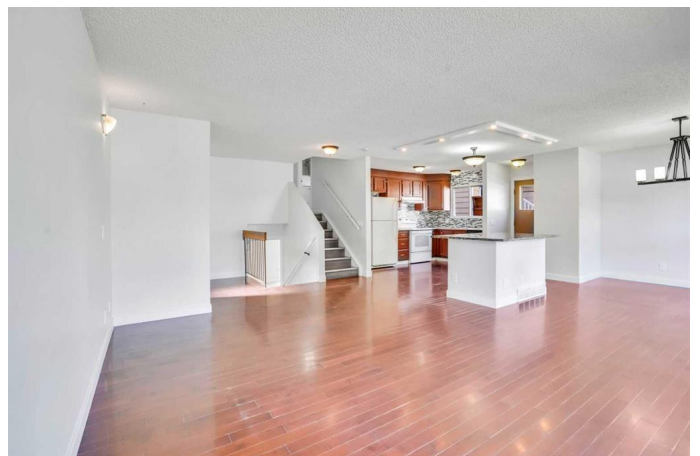
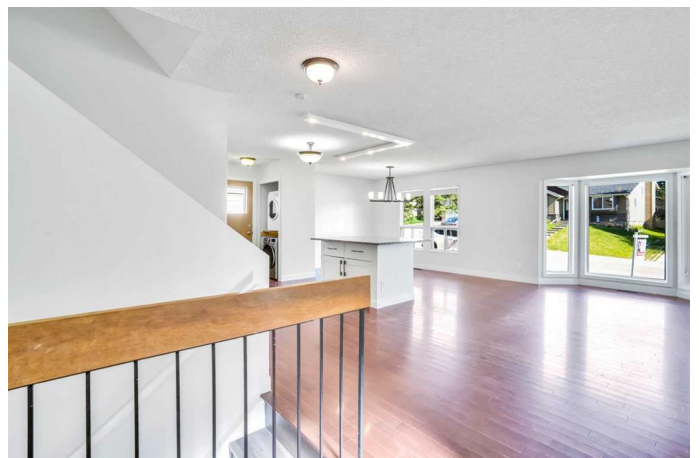
Upgrades include:

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	\$695,000
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	10
Zoning	RCG

# Listing Details

Listing Office                      Kingsland Realty

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