

# \$699,900 - 236 Edgeland Road Nw, Calgary

MLS® #A2236094

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,797 sqft  
Residential on 0.10 Acres

Edgemont, Calgary, Alberta

**\*\*OPEN HOUSE this Saturday Jul 5th at 2-4pm\*\*** Affordable fully finished 2-storey WALK-OUT home in the sought-after Edgemont community! With 3+1 Bedrooms, 3.5 Bathrooms with over 2700sqft total living space, the house is a perfect blend of everyday functionality and comfort. Upon entering the home, you are welcomed with the soaring 14-foot vaulted ceilings boasted with gorgeous wood panels, and the luxury vinyl plank in the spacious Living room. The large windows looking out to the south facing backyard bring in tons of natural light, creating a sunny and vibrant ambiance. The Eat-in Kitchen is thoughtfully designed, equipped with stainless steel appliances, generous countertop space and cabinetry, and a large window. Step out to the deck, you will be impressed by the enormous size, sleek glass-paned railings and the breathtaking views it offers, which are perfect for morning coffee or evening retreat. A 2-pc Powder room and a laundry closet complete this level. Upstairs has a dreamy Primary Bedroom with a private balcony & 3-pc Ensuite, two good-sized Bedrooms and a 4-pc bathroom with skylight for your family convenience. The fully finished walkout basement has more to offer - a large Family Room with built-in shelves and a brick facing wood burning fireplace, a 3-pc bathroom and loads of storage. The 4th Bedroom with big window is equipped with built-in desk and shelving and a murphy bed, which can be used as an office or



a guest bedroom when necessary. The private backyard has an aggregate concrete patio, new sod, slate conversation patio, flower beds, composite back fencing, and retaining wall. This house has lots of updates including roof (2012), windows (2012), 2 high efficiency furnaces and new LVP (2025). Short few minutes to Edgemont School and Tom Bains School, easy access to walking paths, ravines, transit & shopping...This is one home you cannot miss!

Built in 1981

### **Essential Information**

MLS® #	A2236094
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	236 Edgeland Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Z1

### **Amenities**

Parking Spaces	2
Parking	Driveway, Insulated, Oversized, Single Garage Attached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Brick Facing, Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed July 3rd, 2025

Days on Market 9

Zoning R-CG

### Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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