

\$600,000 - 103 Edgepark Villas Nw, Calgary

MLS® #A2233314

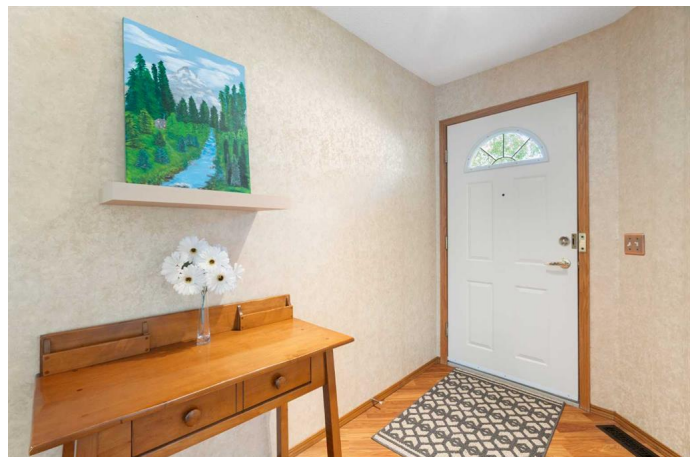
\$600,000

2 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this well-maintained WALKOUT BUNGALOW VILLA in the sought-after community of EDMONT. Tucked into a quiet, established complex, this unit offers a fantastic layout, VAULTED CEILINGS, and an abundance of NATURAL LIGHT thanks to large windows on both levels. The MAIN FLOOR features a generous living room with fireplace, a formal dining area overlooking green space / courtyard, and a bright kitchen is large enough for a table to enjoy casual meal times. The PRIMARY SUITE is spacious with large windows and facing the COURTYARD, it also has a WALK-IN CLOSET, and a private ENSUITE BATH. The LOWER WALKOUT LEVEL adds even more living space with a large REC ROOM, a FULL BATHROOM, and an additional LARGE BEDROOM—ideal for guests or family. With a lower level patio that backs directly onto open GREEN SPACE, perfect for relaxing or entertaining. Practical features include MAIN FLOOR LAUNDRY, AIR CONDITIONING, a TANKLESS HOT WATER SYSTEM, and an OVERSIZED DOUBLE ATTACHED GARAGE. Flooring is primarily CARPET and LINOLEUM throughout, reflecting the original finishes but offering a clean slate for cosmetic updates if desired. If you've been searching for a SPACIOUS, LIGHT-FILLED VILLA with a WALKOUT BASEMENT in a PRIME LOCATION, this is your opportunity — this property is being offered at the affordable price of \$600,000. Close to SHOPPING, TRANSIT,



and with easy access to STONEY TRAIL.

Built in 1990

Essential Information

MLS® #	A2233314
Price	\$600,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,492
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	103 Edgepark Villas Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S2

Amenities

Amenities	Gazebo, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Storage, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Courtyard
Lot Description	Backs on to Park/Green Space, Garden, Level, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2025
Days on Market	3
Zoning	M-CG d44

Listing Details

Listing Office	Royal LePage Benchmark
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