



THE
A-TEAM

**RE/MAX
FIRST**

203 EDGEDALE Gardens, Calgary T3A 4M6

MLS® #: **A2165009** Area: **Edgemont** Listing Date: **09/11/24** List Price: **\$559,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **121,096 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac, Low Maintenance Landscape, Many Trees**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,537**
 Low Sqft:
 Ttl Sqft: **1,537**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`9" x 6`2"	Dining Room	Main	11`9" x 9`6"
Foyer	Main	6`1" x 8`3"	Kitchen	Main	11`4" x 10`5"
Living Room	Main	15`0" x 14`7"	4pc Bathroom	Second	7`10" x 4`11"
4pc Ensuite bath	Second	7`10" x 4`11"	Bedroom	Second	10`3" x 11`3"
Bedroom	Second	10`2" x 16`0"	Bedroom - Primary	Second	16`1" x 12`0"
3pc Bathroom	Basement	9`0" x 6`3"	Game Room	Basement	25`9" x 17`5"
Other	Basement	7`5" x 15`9"	Bedroom	Basement	9`0" x 10`0"

Condo Fee:
\$550

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8910734**

Remarks

Pub Rmks: **This excellent 4-bedroom, 4-bathroom, 2-storey home offers over 2,100 sqft of developed space and is nestled next to a ravine in one of Calgary's top communities. With easy access to the best schools, including Tom Baines, Edgemont, and Winston Churchill High, this home is perfect for families. Drive to downtown in just 15 minutes or enjoy a walk to Nose Hill Park. The home features soaring vaulted ceilings in a sunlit living room with a cozy fireplace and walnut hardwood flooring. Step out onto the south-facing new deck (2020), surrounded by mature trees. The updated kitchen includes a pull-out pantry and newer Maytag appliances (2023). Recent upgrades also feature a new patio door (2023), double/triple-glazed windows, and a new hot water tank (2020). Upstairs, the master ensuite includes a jetted tub and walk-in closet with an organizer, along with two additional bedrooms and a full bathroom. The fully finished basement offers an entertainment area, a guest bedroom with a large egress window, and a full bathroom with heated floors and a walk-in shower, plus a tiled laundry room with Bosch washer and dryer. This home, complete with a double detached garage, is within walking distance of basketball and tennis courts, as well as a gym and pool. Freshly painted and professionally cleaned, it's move-in ready and a must-see!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









