

\$620,000 - 23 Edgedale Road, Calgary

MLS® #A2219902

\$620,000

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.09 Acres

Edgemont, Calgary, Alberta

Welcome to this incredible opportunity in the sought-after community of Edgemont! This spacious and well-maintained home offers 5 bedrooms and 2 full bathrooms, making it ideal for families or savvy investors. Featuring a legal basement suite, this property is perfect for generating mortgage-helping rental income or accommodating extended family. Enjoy the convenience of a prime location with easy access to schools, transit, parks, shopping, and major roadways – all while nestled in a quiet, family-friendly neighborhood. With affordable pricing and strong rental potential, this home is a smart choice for first-time buyers and investors alike. Don't miss your chance to get into one of the city's most desirable communities – book your private showing today!

Built in 1979

Essential Information

MLS® #	A2219902
Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.09
Year Built	1979
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Edgedale Road
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2P6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Zoning	RC-G

Listing Details

Listing Office

eXp Realty

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