

**268 Edgeland Road NW**  
**Calgary, Alberta**

**MLS # A2238871**



**\$689,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RCG

**Utilities:** -

**Inclusions:** none

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, you'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!