

# \$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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