



23 Edgedale Road NW
Calgary, Alberta

MLS # A2296355



\$625,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: Electric Stove (As is), Dishwasher (As is), Fridge in the basement, Stove in the basement

You have found it! Welcome to this updated functional bungalow with LEGAL SECONDARY SUITE offering over 1800 S.F. of living space in the highly sought-after community of Edgemont. Enjoy your morning coffee by the huge bay window in the east-facing Living room, or grab an evening drink by the cozy wood-burning fireplace, the beautiful green space open up in front of house will sure provide you extra peace and joy. Lighted up by the big windows and equipped with white cabinets, stainless steel appliances and plenty of the countertop space, the practical U-shape Kitchen and the adjoined Dining room are the heart of the house. On this level there are two good size Bedroom and a multifunction room that can be use as a third bedroom or an office. A 4-pc Bathroom complete this level. Did I mentioned that the fully equipped two-bedroom legal secondary suite will be your great mortgage helper? With separate entrance, full Kitchen, two good sized Bedrooms, 3-pc Bathroom and Living room, the basement suite generate incredible cash-flow. The fully fenced backyard is low-maintenance and well-appointed with an expansive deck, garden boxes, and a storage shed, while the back alley provides easy access to private parking for two cars. Recent updates include: Brand new windows (2025), Fresh paint (2024), Fences (2022), Vinyl plank on main level (2021). Within 2-minute walk from the bus stop, the house provides the incredible easy access to transit to the Dalhousie LRT station, University of Calgary, and Downtown. There are major amenities, shoppings, restaurants, gyms, the GYMVMT swimming pool, and top-tier public schools nearby- this property offers the perfect balance of comfort, function, and opportunity — all in one of Calgary's most desirable neighborhoods. Book your showing today!