



**112 Edgedale Way
Calgary, Alberta**

MLS # A2302797



\$599,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	988 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

****Open House canceled (property conditional sold)**** Welcome to 112 Edgedale Way NW, a beautifully updated and exceptionally versatile home located in the highly sought-after community of Edgemont. Offering an outstanding combination of comfort, functionality, and location, this home is ideal for families, multi-generational living, or buyers seeking flexible space to fit their lifestyle. The main floor features a bright and inviting layout with large windows, a spacious living area, a well-appointed kitchen, a full bathroom, separate laundry, and three rooms in total, including one perfectly suited as a bedroom, home office, or study. The fully developed lower level adds even more flexibility with its own private entrance, two additional rooms, and a 3-piece bathroom, making it an excellent setup for extended family, guests, or private additional living space. Throughout the home, you’ll appreciate the clean modern updates, refreshed flooring, neutral colour palette, and move-in-ready condition. Outside, the property offers a large usable lot, rear access, and a detached garage with additional covered parking potential, providing plenty of room for vehicles, storage, or hobbies. Situated in one of northwest Calgary’s most established and desirable neighbourhoods, this home is close to schools, parks, pathways, shopping, transit, and major routes, making everyday living both convenient and connected. A rare opportunity to own a well-located home with incredible flexibility and long-term value in a mature family-friendly community.