



12 Edgedale Way NW
Calgary, Alberta

MLS # A2304934



\$555,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

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

Inclusions: n/a

Welcome to this move-in ready home offering a functional layout, bright living spaces, and excellent income potential. Located in a highly desirable community- Edgemont. This home is close to top-rated schools, including Edgemont School (K–5), Tom Baines School (6–9), and Sir Winston Churchill High School (10–12, IB Program)—making it an excellent choice for families.

Recently upgraded, this home features a new fridge, new countertops, new cabinets, new dishwasher, and new paint, main floor bathroom shower was renovated approximately 2 years, creating a clean and modern feel throughout. The main floor features a sun-filled living room, a dedicated dining area, and a practical kitchen—perfect for everyday living and entertaining. Main floor also includes 3 well-sized bedrooms, a full bathroom, and convenient main floor laundry. The fully developed walkout basement with a separate entrance adds incredible versatility. It features 1 bedroom plus a large den and additional storage, ideal for extended family, guests, or additional living space. Currently tenant-occupied, providing great mortgage helper potential, this home is perfect for buyers looking to offset ownership costs or investors seeking immediate rental income. With its bright interior, smart layout, strong school zoning, and income-generating potential, this property is an outstanding opportunity for homeowners and investors alike.