

\$669,800 - 119 Edgepark Villas Nw, Calgary

MLS® #A2253548

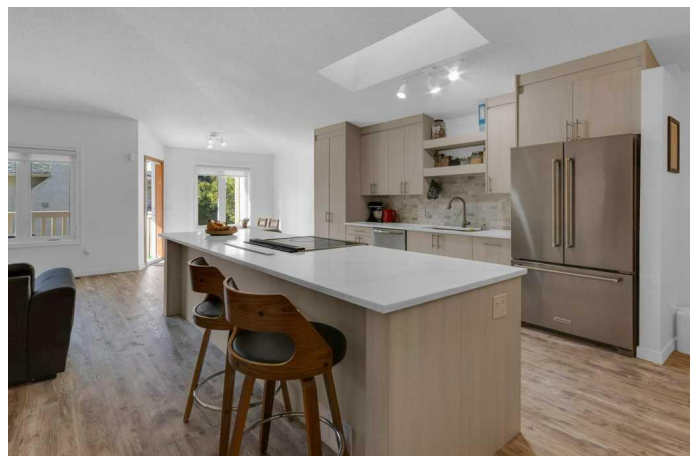
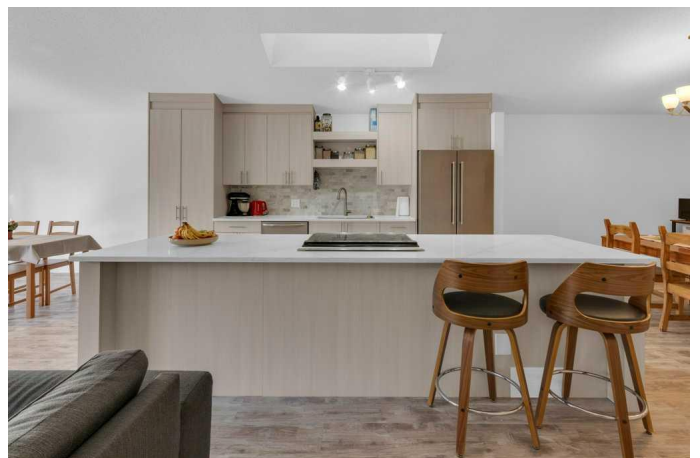
\$669,800

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SAT OCT 18, 3:00-4:30PM or SUN OCT 19, 1:30-3:00PM. Welcome to this extensively renovated bungalow villa featuring a walkout basement in the sought-after community of Edgemont. The removal of the kitchen dividing wall has opened up the main floor, that now features light colored kitchen cabinets, complimenting the quartz countertops and makes room for the new 10' foot island. Renovations have transformed the main bathroom, ensuite, flex room (bedroom or office) along with the massive primary bedroom that includes a spacious walk-in closet. Other focal points of the main floor are the cathedral ceiling, fireplace, balcony overlooking the courtyard and main floor laundry area that accesses the double garage. Both the main and lower floors have new vinyl flooring. The lower floor has a massive recreation area, where several activities can take place from a media room to room for a pool table or hobbies of interest and has access to a lower patio area. The basement also has a spacious flex room that can be used as a large office or workout area. There is also an addition large bedroom and full bath. Other modernizations of the home include new pex waterlines replacing the poly-b, new hi-efficient furnace and hot-water tank along with new windows and coverings. The balcony and patio overlook the large complex greenspace which features a central gazebo. Edgepark Villas is perfect for a retiring couple, but has no age restrictions. This location offers



easy access to get around Calgary and is located close to shopping and transit and has easy access to community green space lined with walking paths. This home won't last long on the market, so book a preview or come to the OPEN HOUSE.

Built in 1990

Essential Information

MLS® #	A2253548
Price	\$669,800
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,477
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	119 Edgepark Villas Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,
-------------------	---

	Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Electric Range, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brass
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	4
Zoning	M-CG d44

Listing Details

Listing Office	Houston Realty.ca
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.