195 Edgepark Boulevard NW

Calgary | Active | MLS® A2344060

$679,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1984**	**1,673 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

EXCELLENT 2 STOREY SPLIT WITH VAULTED CEILINGS & A WEST-FACING BACKYARD under $690K in Edgemont! This 3+1 Bedroom, 2.5 Bathroom family home offers over 2,100 sq.ft. of total developed living space. An inviting 11-foot-high vaulted ceiling and skylight highlight the East-facing Living Room, extending over the Kitchen and Nook.

Step inside to the Living Room, where the bright morning light creates an airy first impression. The Living and Dining Rooms flow together in an open-concept layout, offering a welcoming setting for everyday living and entertaining. The Kitchen, equipped with a full set of Stainless Steel appliances, adjoins a spacious Nook framed by a bay window, which is great for casual meals. A few steps down, the well-proportioned Family Room is anchored by a fireplace with a Wet Bar to one side, offering a comfortable gathering space for family and friends. Patio doors provide direct access to the West-facing backyard and Deck, creating an easy connection between indoor and outdoor living.

On the Upper Level, the Primary Bedroom features a Walk-In Closet and private 3-piece Ensuite. Two additional well-sized Bedrooms are served by a 4-piece Bathroom, completing this level with a practical layout for family living.

The finished Basement extends the home's living space with a large Recreation Room, ideal for a media area, Home Gym, games space, or additional family room. A 4th bedroom provides extra flexibility for guests, extended family, or a private Home Office, while additional storage space helps keep everyday essentials organized.

The fenced West-facing backyard features mature landscaping and a large Deck, providing plenty of space for outdoor entertaining or relaxing in the afternoon sun. The Double Attached Garage offers secure parking and additional storage.

Located in the established community of Edgemont, this home is within walking distance to Tom Baines School and close to Superstore, parks, playgrounds, walking paths, and nearby tennis courts. Don't miss this beauty!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344060
Bedrooms	4
Bathrooms	3
Year Built	1984
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey Split
Total Living Area:	1,673 sq. ft.
Main Level Finished Area:	1,062 sq. ft.
Upper Level Finished Area:	611 sq. ft.
Below Grade Finished Area:	514 sq. ft.
Acreage:	No
Lot Area:	5,155 sq. ft.
Lot Frontage:	46'8"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1984 (Age: 42)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8111252
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Fridge in Basement
Restrictions:	None Known
Main Floor	Living Room · 14'10" × 11'10" ·
Main Floor	Dining Room · 10'9" × 9' ·
Main Floor	Family Room · 15'9" × 12'7" ·
Main Floor	Kitchen · 9'8" × 8'5" ·

Main Floor	Breakfast Nook · 10'8" × 7'4" ·
Upper Level	Bedroom - Primary · 12'2" × 10'8" ·
Upper Level	Bedroom · 10' × 9'3" ·
Upper Level	Bedroom · 9'4" × 8'11" ·
Basement	Game Room · 17'7" × 12'2" ·
Basement	Bedroom · 14'3" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Bookcases, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/195-edgepark-boulevard-nw-calgary-a2344060/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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