

# \$975,000 - 81 Edgevalley Way Nw, Calgary

MLS® #A2245619

**\$975,000**

4 Bedroom, 3.00 Bathroom, 2,588 sqft

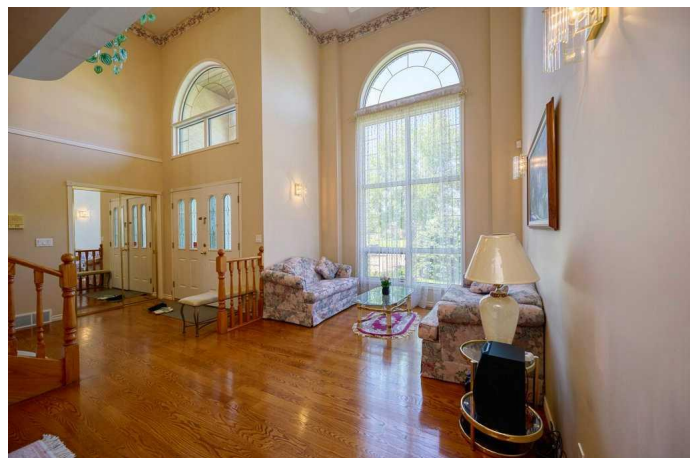
Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully maintained home in the highly sought-after community of Edgemont! This charming property is located right across from the ravine green space and pathway. Beautiful home built with quality, such as Tile roofing and stucco exterior with Brick accents. The two furnaces were recently replaced (2023/2024). The main floor features warm hardwood floors, an inviting layout with two distinct living spaces, and a built-in wall unit with a wood fireplace. A functional laundry/mudroom with a window adds convenience, while the office/den offers good lighting and a double french door. The spacious upper level features a luxurious primary retreat with incredible views, a spa-style 6pc ensuite including marble double vanity, soaker tub, tiled shower, and a generous walk-in closet, along with two additional bedrooms and a full bath. The fully finished basement adds flexibility with a large rec/game room, bedroom, full bath, and extra storage—perfect for guests entertainment. Walking distance to schools and just minutes to Superstore, restaurants, shopping, and many other amenities. Don't miss this incredible opportunity to own a beautifully well maintained home in one of Edgemont's most desirable locations!

Built in 1993

## Essential Information



MLS® #	A2245619
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,588
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	81 Edgevalley Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4X7

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Interior Lot
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 4th, 2025
Zoning	R-CG
HOA Fees	85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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