

# \$895,000 - 42 Edgevalley View Nw, Calgary

MLS® #A2230882

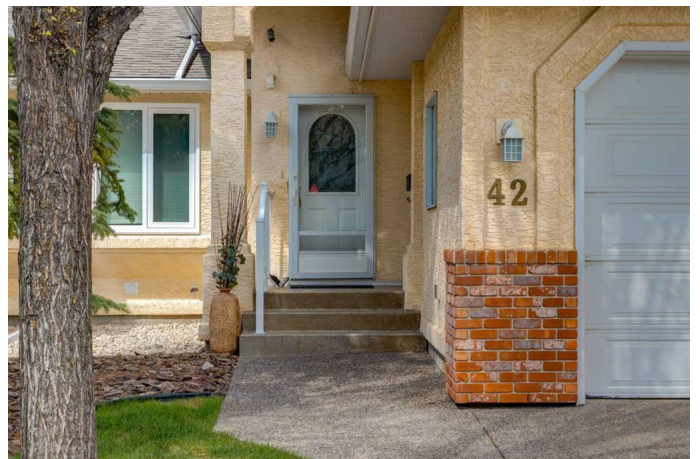
**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,603 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Walkout Bungalow perfectly positioned ON THE RAVINE in the sought-after community of Edgemont. FULLY FINISHED well kept home with VAULTED LIVINGROOM AND BEDROOM, SKYLIGHTS, UPDATED SUPER BRIGHT, OPEN CONCEPT main floor with soaring vaulted ceilings. The living room is SPACIOUS and blends NATURAL VIEWS with natural light and showcases sweeping ravine views, a cozy three-sided fireplace, and access to the upper balcony—ideal for relaxing or entertaining. The kitchen is thoughtfully designed with a large granite island with breakfast bar, newer appliances and plentiful cabinetry, while a charming breakfast nook offers a casual spot to enjoy your morning coffee. The spacious primary suite on the main level features vaulted ceilings, tranquil ravine views, and a luxurious 5-piece ensuite with a deep soaker tub, dual vanities, and a walk-in closet. Also on the main level, you'll find a formal dining room, a versatile den, a powder room, and a combined mudroom/laundry space for added convenience. The fully finished walkout basement expands your living space with a generous family room, complete with built-in shelving, a fireplace, and a wet bar—perfect for hosting guests. A second bedroom with a large closet, a full bathroom, and a spacious recreation area round out the lower level. New windows on the main floor. New furnace in 2022, hot water tank in 2024. The shingles on the roof were replaced in 2017. Attached



double garage and visitor parking offered in this fabulous VILLA! Ready for immediate possession.

Located in one of Calgary’s largest and most established neighbourhoods, Edgemont is known for its abundance of parks, pathways, and green space. With easy access to major roads, this home offers the perfect blend of peaceful living and city convenience.

Built in 1994

**Essential Information**

MLS® #	A2230882
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,603
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	42 Edgevalley View Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5N9

**Amenities**

Amenities	Snow Removal
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	37
Zoning	M-CG d44
HOA Fees	39
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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