

# \$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 |
| Days on Market | 16               |
| Zoning         | R-CG             |
| HOA Fees       | 85               |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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