

\$750,000 - 58 Edgevalley Close Nw, Calgary

MLS® #A2205581

\$750,000

3 Bedroom, 2.00 Bathroom, 1,418 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to this well maintained bungalow in a super quiet location backing onto green belt in the desirable community of Edgemont in NW Calgary. The exterior of the home has been recently updated with Hardie board siding, new shingles, soffits, fascia, eavestroughs, a new garage overhead door, and new windows on the south side of the house. The south-facing backyard is a gardener's paradise featuring professional landscaping with a large deck, patio, wooden garden boxes, and an extensive retaining wall creating spacious flower gardens. Inside, the home is bright and inviting, with vaulted ceilings and a bank of south-facing windows across the back of the house. These windows flood both the kitchen on the main floor and the professionally developed family room below with natural light. The main floor offers two spacious bedrooms, while the third bedroom is located downstairs (note: the window is not egress-sized). The primary bedroom boasts a luxurious ensuite bath with a jetted tub, a separate shower, and a walk-in closet. A convenient main floor laundry room is located just off the double attached garage. The basement provides ample storage space and great potential for further development, with a bathroom already roughed in. Edgemont is a fantastic community with close proximity to many popular destinations, including being within walking distance to Nose Hill Park. It's just a 10-minute drive to Market Mall, 15 minutes to the University of Calgary, and 20 minutes to



both Foothills Hospital and SAIT. Additionally, there's easy access to major roadways and public transit. Don't miss the opportunity to make this fantastic property your new home!

Built in 1993

Essential Information

MLS® #	A2205581
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	58 Edgevalley Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Range, Range Hood, Refrigerator, See Remarks,

	Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Backs on to Park/Green Space, Garden, Landscaped, Rectangular Lot, See Remarks, Treed, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.