\$949,900 - 163 Edgeridge View Nw, Calgary

MLS® #A2220226

\$949,900

7 Bedroom, 4.00 Bathroom, 2,306 sqft Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Stunning 7-Bedroom Home in Edgemont! Over 3300+ Sq Ft Living Space with Breathtaking Views! Welcome to this stunning 2-storey family home located in the sought-after community of Edgemont, backing onto lush green space and nestled on a quiet cul-de-sac. This spacious 7-bedroom, 3.5-bathroom home is perfect for growing families. As you enter, you'II be greeted by gorgeous hardwood floors that flow throughout the main level. The cozy fireplace in the living room creates a warm and inviting atmosphere, while the formal dining room provides an ideal setting for family gatherings and entertaining. The home offers breathtaking views of the surrounding greenery, as well as sweeping views of the skyline, showcasing the beauty of NW Calgary, the entire valley, and even parts of NE Calgary, providing a picturesque backdrop for daily living. Upstairs, you'll find 4 generous bedrooms, including a master retreat with a 4-piece ensuite featuring a jetted tub, plus a spacious walk-in closet. One more full bathroom is also located on this level, providing convenience and privacy for all family members. The fully developed walk-out basement offers even more space to enjoy, including 2 additional bedrooms, a second fireplace, and a full bathroom, making it perfect for extended family or guests. This exceptional home features Dynasty IPV4 Asphalt Shingles (2022) and a fully functional garden irrigation system, providing peace of mind and added convenience. It's also close to schools,







shopping, dining, and transit, offering the ultimate in convenience and lifestyle. With its unbeatable location, ample living space, serene views, and panoramic views of the valley and surrounding neighborhoods. Don't miss the opportunity to make this your home!

Built in 1998

Essential Information

MLS® # A2220226 Price \$949,900

Bedrooms 7
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,306 Acres 0.14 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 163 Edgeridge View Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5Z2

Amenities

Parking Spaces 4

Parking Double Garage Attached, Front Drive

of Garages 2

Interior

Interior Features Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks,

Storage

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Mantle, Decorative

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Garden, Pie Shaped Lot,

See Remarks, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 36

Zoning R-CG

Listing Details

Listing Office eXp Realty

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