

# \$599,800 - 87 Edgepark Villas Nw, Calgary

MLS® #A2247937

**\$599,800**

2 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Elegant Edgemont Bungalow Villa â€“  
Spacious, Stylish, and Low-Maintenance  
Living. Nestled in a quiet Edgemont location,  
this upscale end-unit Villa blends timeless  
style with modern comfort. Features include  
wrought iron railings, laminate floors and  
central A/C. Bright and airy with high vaulted  
ceilings, the main floor boasts large  
south-facing windows, a welcoming living and  
dining area, and convenient main floor  
laundry. The stylish kitchen opens to a  
balconyâ€”perfect for morning coffee. The  
roomy master suite features a walk-in closet  
and a 4-piece ensuite with a jetted tub and  
separate shower, while the second  
bedroom/office enjoys west-facing sunlight.  
The fully finished walkout basement offers a  
spacious family room with a cozy second  
fireplace, large windows, a generous third  
bedroom, and a full bath. Ample storage is a  
standoutâ€”both in the garage with built-in  
shelving and in the expansive lower-level  
storage room. Perfect for those seeking a  
luxurious yet low-maintenance lifestyle, this  
Villa delivers comfort, space, and an ideal  
northwest location, all with the convenience of  
condo living. Poly B replaced in Sep 2024

Built in 1990

## Essential Information

MLS® #                   A2247937

Price                     \$599,800



|                |                     |
|----------------|---------------------|
| Bedrooms       | 2                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,484               |
| Acres          | 0.00                |
| Year Built     | 1990                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 87 Edgepark Villas Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 3S2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Smoking Home, Storage, Jetted Tub                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Humidifier |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                          |
| Fireplaces        | Gas, Mantle, Tile                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Walk-Out                                                                                                             |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Fire Pit, Lighting |
|-------------------|-----------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Corner Lot |
| Roof            | Asphalt Shingle                          |
| Construction    | Stucco                                   |
| Foundation      | Poured Concrete                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-CG d44          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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