

\$829,000 - 82 Edgevalley Close Nw, Calgary

MLS® #A2232948

\$829,000

5 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Close to Edgemont School, Tom Baines School, and one of the top-ranking high schools-Sir Winston Churchill. Nestled on a quiet street in the heart of sought-after Edgemont, this beautifully maintained 5-bedroom, 3.5-bathroom home offers over 3,000 sq.ft. of living space and an ideal floor plan for family living and entertaining. Step inside to a welcoming living room highlighted by a large bay window that fills the space with natural light. Continue into the dining room, which seamlessly flows into an open-concept kitchen and a cozy second living room. The main floor also features a versatile flex room ideal as a home office or guest bedroom, offering flexibility to suit your lifestyle. Enjoy your morning coffee or summer BBQs on the sunny south-facing deck and backyard that backs onto a serene green space with walking path, a truly peaceful setting.

Upstairs, you'll find FOUR generously sized bedrooms, including the primary retreat with an ensuite featuring a jetted soaker tub and separate shower. The upper level offers ample space for the whole family.

The finished basement adds even more living space with a spacious family room, the 5th bedroom, a full bathroom. The large storage space with shelving is perfect for organizing seasonal items.

Maintenance and upgrades: new basement and bathroom floor, furnace (2013), A/C (2013), roof & siding (2012), 2 hot water tanks, etc.



Donâ€™t miss this incredible opportunity.
Contact your favorite Realtor to book a
showing today!

Built in 1994

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232948 |
| Price | \$829,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,077 |
| Acres | 0.13 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 82 Edgevalley Close Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 5E9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air |

| | |
|-----------------|----------------|
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

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

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