

# \$774,900 - 99 Edgepark Villas Nw, Calgary

MLS® #A2239366

**\$774,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

\*\*\*Open House Sunday July 20, 1-3pm\*\*\*Welcome to this beautifully updated and incredibly rare walkout bungalow villa in the highly sought-after community of Edgemont NW. Perfectly situated in one of the most peaceful and private locations in the complex, this bright unit backs onto a serene green space and courtyard, offering both tranquility and natural beauty from right outside your door. Inside, you'll find a stunning transformation featuring soaring vaulted ceilings and an open-concept layout that's bathed in natural light. The kitchen has been reimagined with the removal of a dividing wall, creating a spacious, airy flow between the kitchen, dining, and living areas. At the heart of the home is a massive quartzite island—ideal for entertaining and everyday living—along with abundant cabinet space and updated finishes throughout. The living room is cozy yet open with a gas fireplace and custom mantle, while a versatile front den offers the perfect space for a home office or additional bedroom. The oversized primary suite is complete with a 4-piece ensuite, including a huge walk-in shower and plenty of storage with a walk in closet. The mud room/laundry with access to the garage completes the main floor. Downstairs, the fully finished walkout basement with a second gas fireplace offers exceptional flexibility—whether it's a rec room, gym, play space, or media lounge, the possibilities are endless. This level also features a second



large bedroom, a full bathroom, and an expansive storage/mechanical room. Move-in ready with all the big-ticket items already taken care of: Poly-B plumbing replaced, furnace & A/C (2017), hot water tank(2023), luxury vinyl plank flooring, fresh paint, updated kitchen and bathrooms, and modern lighting/fixtures. Located close to Superstore, Starbucks, shopping, schools, transit, and with easy access to Stoney Trail, this home is a rare gem that checks all the boxes. Donâ€™t miss your chance to own this exceptional villa in Edgemontâ€”schedule your private showing today!

Built in 1990

**Essential Information**

MLS® #	A2239366
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	99 Edgepark Villas Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S2

**Amenities**

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	M-CG d44

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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