

\$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 | 8 |
| Zoning | R-CG |

Listing Details

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

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