

# \$895,000 - 42 Edgevalley View Nw, Calgary

MLS® #A2230882

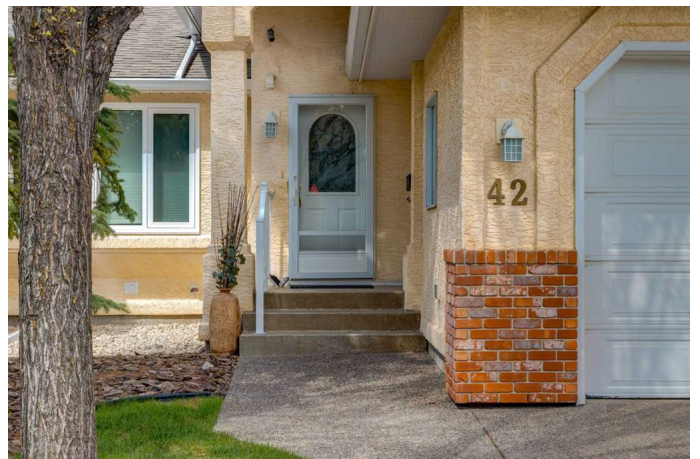
**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,603 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Walkout Bungalow perfectly positioned ON THE RAVINE in the sought-after community of Edgemont. FULLY FINISHED well kept home with VAULTED LIVINGROOM AND BEDROOM, SKYLIGHTS, UPDATED SUPER BRIGHT, OPEN CONCEPT main floor with soaring vaulted ceilings. The living room is SPAACIOUS and blends NATURAL VIEWS with natural light and showcases sweeping ravine views, a cozy three-sided fireplace, and access to the upper balcony—ideal for relaxing or entertaining. The kitchen is thoughtfully designed with a large granite island with breakfast bar, newer appliances and plentiful cabinetry, while a charming breakfast nook offers a casual spot to enjoy your morning coffee. The spacious primary suite on the main level features vaulted ceilings, tranquil ravine views, and a luxurious 5-piece ensuite with a deep soaker tub, dual vanities, and a walk-in closet. Also on the main level, you™ll find a formal dining room, a versatile den, a powder room, and a combined mudroom/laundry space for added convenience. The fully finished walkout basement expands your living space with a generous family room, complete with built-in shelving, a fireplace, and a wet bar—perfect for hosting guests. A second bedroom with a large closet, a full bathroom, and a spacious recreation area round out the lower level. New windows on the main floor. New furnace in 2022, hot water tank in 2024. The shingles on the roof were replaced in 2017. Attached



double garage and visitor parking offered in this fabulous VILLA! Ready for immediate possession.

Located in one of Calgary’s largest and most established neighbourhoods, Edgemont is known for its abundance of parks, pathways, and green space. With easy access to major roads, this home offers the perfect blend of peaceful living and city convenience.

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230882      |
| Price          | \$895,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,603         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 42 Edgevalley View Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 5N9               |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Snow Removal |
| Parking Spaces | 2            |

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

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, See Remarks, Walk-Out                                                                                                                                             |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other                                                       |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Views |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Stucco                                               |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | M-CG d44        |
| HOA Fees       | 39              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.