

# \$699,988 - 40 Edgeridge Way Nw, Calgary

MLS® #A2219731

**\$699,988**

5 Bedroom, 4.00 Bathroom, 1,321 sqft  
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Location, location, location! Just one block from top-rated Tom Baines School, within walking distance to Edgemont Elementary, preschool, parks, pathways, and the Shopping Centre—this beautifully designed 4-level split home offers both convenience and flexibility for growing or multi-generational families. Featuring 5 spacious bedrooms and 4 full bathrooms, this home boasts an open-concept layout with vaulted ceilings and skylight windows that flood the main floor with natural light. The bright living and dining areas lead into a functional kitchen with oak cabinetry, center island, and access to a sunny deck and fully fenced backyard. Upstairs, you™ll find a generous secondary bedroom and a large primary suite complete with a corner tub, separate shower, and oversized vanity. The third level includes a walkout family room with fireplace, a third large bedroom with its own 4-piece ensuite, making it ideal for guests or teens. The fully finished basement offers 2 more good-sized rooms, a 3-piece bathroom, laundry area, and a huge crawl space for storage. With a potential separate entrance, this home provides excellent setup for two-family living or future suite development (subject to city approval). Upgrades include newer windows and an aggregate driveway. Close to ravines, pathways, transit, and major roads—this Edgemont gem checks all the boxes! Don™t miss this rare opportunity—book your private showing today!



Built in 1985

### Essential Information

MLS® #	A2219731
Price	\$699,988
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,321
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	40 Edgeridge Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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