\$699,900 - 20 Edgehill Rise Nw, Calgary

MLS® #A2260172

\$699,900

3 Bedroom, 4.00 Bathroom, 1,785 sqft Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Welcome to 20 Edgehill Rise NW, a charming 3-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Edgemont. This property offers the perfect balance of comfort, functionality, and natural beauty, making it ideal for families and those who love to entertain.

From the west-facing front deck, enjoy breathtaking mountain views while soaking up the evening sun. At the back, this home opens onto a serene green space, creating a private, park-like setting with beautifully landscaped gardens â€" perfect for morning coffee, family gatherings, or peaceful outdoor relaxation. Inside, you'II find 1,785 sq.ft. above grade with a versatile and functional floor plan. The main level boasts multiple living and dining areas, providing plenty of space for both casual family living and formal entertaining. Large windows throughout the home flood the space with natural light, creating a bright and inviting atmosphere.

The spacious kitchen offers ample storage and flows seamlessly into the breakfast nook and family room, where you can cozy up by the fireplace. Upstairs, the primary suite features an ensuite bathroom, complemented by two additional bedrooms and another full bath. The fully developed basement includes a large rec room, additional bathroom, and flexible spaces for a home gym, playroom, or home office. Located in one of Calgary's most desirable school districts, this home is designated for CBE schools: Edgemont School (K-5), Tom







Baines School (6-9), Sir Winston Churchill High School (10-12, IB Program) With its incredible location, thoughtful layout, and proximity to parks, walking paths, shopping, and top-rated schools, this home truly has it all.

Don't miss your chance to scoop up a spectacular home in an amazing community! Book your showing today!

Built in 1979

Essential Information

MLS® # A2260172 Price \$699,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,785 Acres 0.13

Year Built 1979

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 20 Edgehill Rise Nw

Subdivision Edgemont

City Calgary
County Calgary

Province Alberta

Postal Code T3A 2V4

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No

Smoking Home, Storage

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit

Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours

Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025

Days on Market 39

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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