\$1,030,000 - 180 Edgevalley Circle Nw, Calgary

MLS® #A2263289

\$1,030,000

4 Bedroom, 4.00 Bathroom, 2,451 sqft Residential on 0.16 Acres

Edgemont, Calgary, Alberta

EDGEMONT WALK-OUT STUNNER in the highly sought-after Edgevalley area, walking distance to the school. This original owner's home has been meticulously cared for and shows pride of ownership from top to bottom. You enter the home to soaring ceilings with a curved staircase overlooking your vaulted living room and formal dining room as you make your way to the back of this estate home. The amazing space in the family room, complete with a fireplace, breakfast nook, and a spacious kitchen with granite tops and stainless appliances. A main floor office space and a dedicated laundry room complete this great main floor layout. Upstairs you'll find 3 well-sized bedrooms and two full baths, including a primary suite with a dedicated tub and shower and a well-thought-out walk-in closet. The lower level does not disappoint with a 4th bedroom, another full bath, and a complete ILLEGAL SUITE with full kitchen, family room with a 2nd fireplace & built-ins with access to your walkout south-facing back yard. The storage shed under the deck is a great place for all the toys, a corner-lot RV PARKING space, and lots of room for the kids to run around and play, making this a dream backyard for families. Landscaping is on point on this guiet street, walking distance to the public school down the road and opportunities like this don't come around too often. This one is a must-see!!! OPEN HOUSE SUNDAY OCT. 12TH 1:00-4:00!!







Essential Information

MLS®# A2263289 \$1,030,000 Price

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,451 Acres 0.16 Year Built 1992

Type Residential Sub-Type Detached Style 2 Storey Status Active

Community Information

Address 180 Edgevalley Circle Nw

Subdivision Edgemont Calgary City County Calgary Province Alberta Postal Code T3A 4X8

Amenities

Parking Spaces 4

Parking **Double Garage Attached**

of Garages 2

Interior

Bookcases, Central Vacuum, Granite Counters, No Animal Home, No Interior Features

Smoking Home

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood **Appliances**

Fan, Refrigerator, Washer, Window Coverings

Forced Air Heating

Cooling None Fireplace Yes 2

of Fireplaces

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Garden, Private Yard
Lot Description Corner Lot, Landscaped

Roof Clay Tile

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 8th, 2025

Days on Market 27

Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.