

# \$749,900 - 99 Edgepark Villas Nw, Calgary

MLS® #A2239366

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully updated and incredibly rare walkout bungalow villa in the highly sought-after community of Edgemont NW. Perfectly situated in one of the most peaceful and private locations in the complex, this bright unit backs onto a serene green space and courtyard, offering both tranquility and natural beauty from right outside your door. Inside, you'll find a stunning transformation featuring soaring vaulted ceilings and an open-concept layout that's bathed in natural light. The kitchen has been reimagined with the removal of a dividing wall, creating a spacious, airy flow between the kitchen, dining, and living areas. At the heart of the home is a massive quartzite island—ideal for entertaining and everyday living—along with abundant cabinet space and updated finishes throughout. The living room is cozy yet open with a gas fireplace and custom mantle, while a versatile front den offers the perfect space for a home office or additional bedroom. The oversized primary suite is complete with a 4-piece ensuite, including a huge walk-in shower and plenty of storage with a walk in closet. The mud room/laundry with access to the garage completes the main floor. Downstairs, the fully finished walkout basement with a second gas fireplace offers exceptional flexibility—whether it's a rec room, gym, play space, or media lounge, the possibilities are endless. This level also features a second large bedroom, a full bathroom, and an



expansive storage/mechanical room. Move-in ready with all the big-ticket items already taken care of: Poly-B plumbing replaced, furnace & A/C (2017), hot water tank(2023), luxury vinyl plank flooring, fresh paint, updated kitchen and bathrooms, and modern lighting/fixtures. Located close to Superstore, Starbucks, shopping, schools, transit, and with easy access to Stoney Trail, this home is a rare gem that checks all the boxes. Donâ€™t miss your chance to own this exceptional villa in Edgemontâ€”schedule your private showing today!

Built in 1990

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239366               |
| Price          | \$749,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,481                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 99 Edgepark Villas Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 3S2               |

**Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Visitor Parking |
|-----------|-----------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Induction Cooktop |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                              |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Many Trees |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | M-CG d44        |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.