

# \$760,000 - 79 Edgeland Road Nw, Calgary

MLS® #A2249284

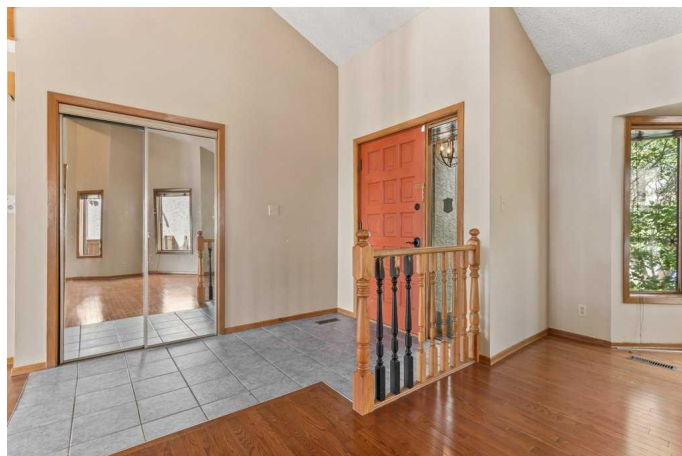
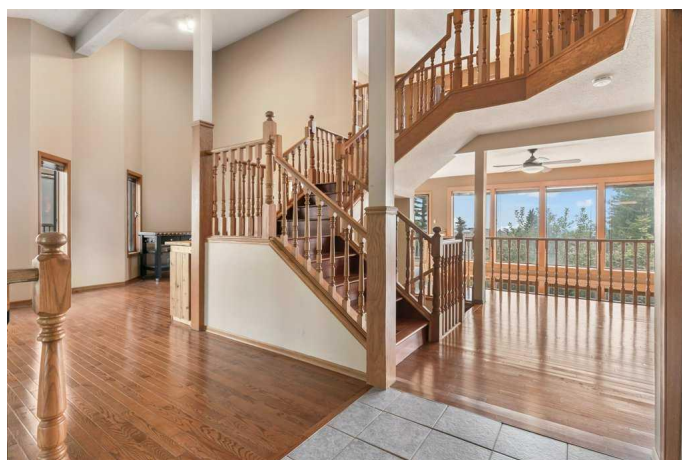
**\$760,000**

5 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Welcome to this bright and spacious 2-storey home with walkout basement in Edgemont, offering nearly 3,489 sq ft of developed living space. Set on a quiet side street with views of downtown Calgary, this property combines space, function, and comfort. A grand staircase greets you at the front entry, leading into an open floor plan with soaring ceilings, a wall of windows, and abundant natural light. The kitchen features granite counters, freshly refinished cabinets, and stainless steel appliances, opening to the dining area and a sunny main floor balcony/patio. The main floor also includes a private den, full bath, convenient laundry, and a generous primary suite with fireplace, spa-inspired ensuite, and walk-in closet. Upstairs you'll find multiple bonus rooms, a rec room, bedroom, full bath, and a standout feature where the office and master bedroom share access to a second balcony with beautiful city views. The walkout basement adds an art studio, additional bedroom, full bath, and a flexible room that can serve as a guest suite or office with adjoining closet and direct access to the lower patio. The bathrooms have been freshly painted, giving them a crisp, updated feel. Outdoor living shines with a fully fenced backyard finished in Roman pavers from fence to fence, creating a private courtyard perfect for entertaining, complete with a mature crab apple tree and hot tub-ready wiring already in place. With two balconies, multiple patios, and an attached double garage, this home is one



of the best values in Edgemont for both price and square footage â€” move-in ready with thoughtful updates in a fantastic location.

Built in 1983

### Essential Information

MLS® #	A2249284
Price	\$760,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	79 Edgeland Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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