

# \$1,149,888 - 180 Edgevalley Circle Nw, Calgary

MLS® #A2252558

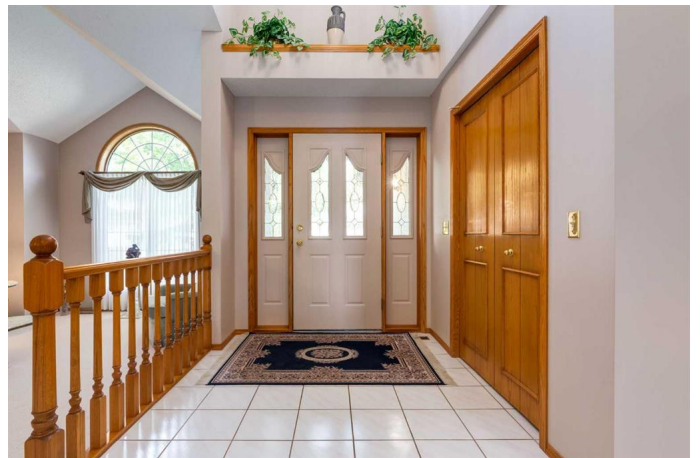
**\$1,149,888**

4 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

OPPORTUNITY KNOCKS!!! 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 quiet 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!!!



Built in 1992

## Essential Information

MLS® #	A2252558
Price	\$1,149,888
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
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4X8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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