

\$800,000 - 164 Edgebrook Rise Nw, Calgary

MLS® #A2252798

\$800,000

4 Bedroom, 4.00 Bathroom, 2,358 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

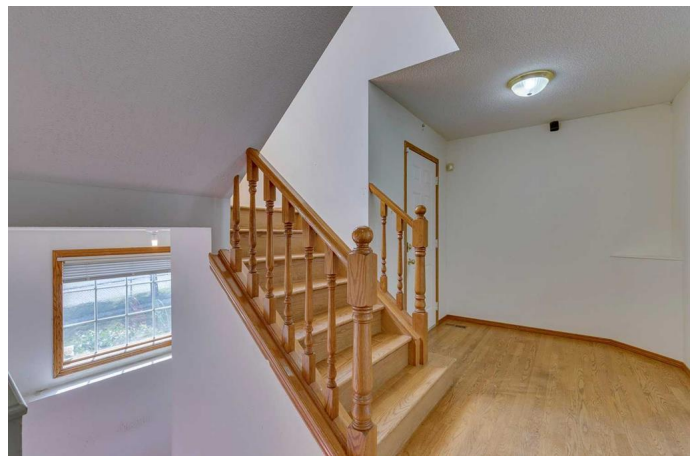
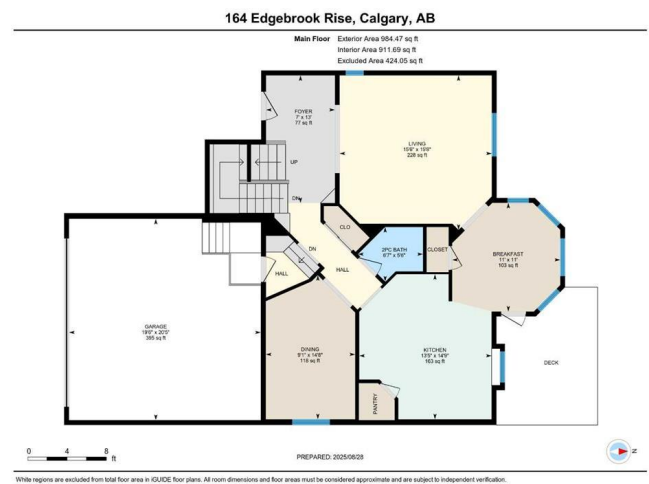
Welcome to 164 Edgebrook Rise NW, a detached two-storey home in the highly sought-after, family-friendly community of Edgemont. Perfectly situated on one of the best streets in the neighborhood, this home offers unobstructed southeast views with no front neighbors, and an elevated position that showcases the impressive outlook from the top of the hill.

Inside, you're greeted by a functional main floor layout featuring a large living room and seating area, a bright breakfast nook with access to the back deck, a spacious kitchen with two pantries, a formal dining room, and a convenient 2-piece bath.

The upper level offers incredible family living space, including a massive bonus room over the garage with a cozy gas fireplace. Just a few steps up, the private sleeping quarters feature a generous primary bedroom with walk-in closet and 4-piece ensuite, plus THREE additional bedrooms that share a full 4-piece bath.

The walkout basement provides plenty of potential for future development with large windows, excellent layout options, and a finished 3-piece bathroom already in place. Step outside to the big, flat backyard—ideal for family gatherings, play space, or gardening.

With 4 bedrooms up, a bonus room, stucco



exterior, and all the space a growing family could need, this property is an amazing opportunity to invest some sweat equity and transform it into your dream home. The 2025 City assessed value is \$922,000, highlighting the long-term potential and value of this fantastic property.

Built in 1996

Essential Information

MLS® #	A2252798
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,358
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	164 Edgebrook Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Pantry, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Gas Water Heater
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard, Fire Pit
Lot Description	Back Yard, Lawn, Garden, Views
Roof	Other, Wood
Construction	Stucco, Wood Frame, Mixed, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	2% Realty
----------------	-----------

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.