

\$899,900 - 156 Edgevalley Circle Nw, Calgary

MLS® #A2259770

\$899,900

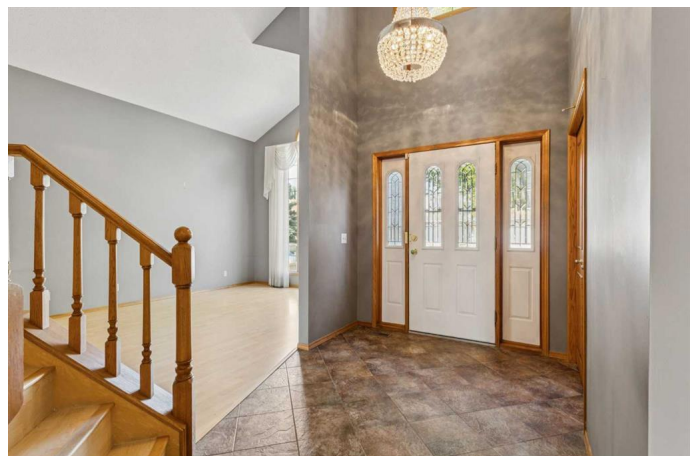
4 Bedroom, 4.00 Bathroom, 2,398 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SUNDAY OCT 12-1:00-3:00

Welcome to this exceptional, spacious, 2 story home with finished basement & located in Edgevalley in the desirable NW community of Edgemont. Siding on green space & conveniently situated within a short walk to the elementary schools, ravines, pathways & Nose Hill Park as well as a short distance to the Foothills & Children's Hospitals, University, C-Train station & various shopping choices. This home has an inviting main floor with soaring ceilings in the family room adjacent to an updated kitchen with breakfast nook, a huge pantry, granite countertops, under cabinet lighting, newer appliances & a new patio door opening to an oversized south facing deck, perfect for your outdoor enjoyment. The main floor features a grand foyer adjacent to the spacious LR/DR area perfect for entertaining & a den with closet as well as laundry area & updated 2 piece powder room. The upper floor contains 3 bedrooms with the oversized primary bedroom open to a beautifully updated, spa-like 5 piece ensuite bath having a soaker tub, stand alone shower & extra large walk-in closet. The main 4 piece bath is shared by the additional 2 bedrooms & is also updated. The lower level is developed with a expansive media/games room, hobby room with closet as well as a 3 piece bath & plenty of storage space. Most of the windows in the home have been replaced, the exterior painted & the back yard nicely re-landscaped. This family home is a must



view for anyone looking to enjoy all the amenities of this desirable NW community!

Built in 1991

Essential Information

MLS® #	A2259770
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,398
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	156 Edgevalley Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Y8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.