

# \$799,900 - 51 Edgeridge View Nw, Calgary

MLS® #A2250723

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

**\*\*OPEN HOUSE 1-3 PM SUN, Sep 14 ,2025\*\***

Dream Family Home in Edgemont! Move-in ready, across from a playground, steps to ravine, pond and walking paths, with a school bus stop at the backyard. This 2-story offers 4 bedrooms plus den and a finished basement, featuring a bright foyer with soaring ceilings, formal living, family and dining rooms, and a main floor den. The spacious master comes with a retreat area, jet tub, shower and walk-in closet, while the basement includes a large rec room, bedroom, bath and workout/playroom that can be converted to a 5th bedroom. Upgrades include newer shingles, water tank, smart switches and high-efficiency furnace pipe provision. The oversized 698 m<sup>2</sup> south backyard is sun-filled, private and beautifully landscaped with flowers and fruit trees, supported by a full irrigation system ,complete with a decked shed, tool shed and garage pegboards. Situated in the desirable Edgemont School boundary, this well-maintained home truly shows pride of ownership and is the perfect family home—call today for your private showing!

Built in 1999

## Essential Information

MLS® # A2250723

Price \$799,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,041       |
| Acres          | 0.17        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 51 Edgeridge View Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5Y9              |

### Amenities

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

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Corner Lot, Landscaped, Level |
| Roof              | Asphalt Shingle               |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 30                |
| Zoning         | R-CG              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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.