

# \$1,098,888 - 180 Edgevalley Circle Nw, Calgary

MLS® #A2252558

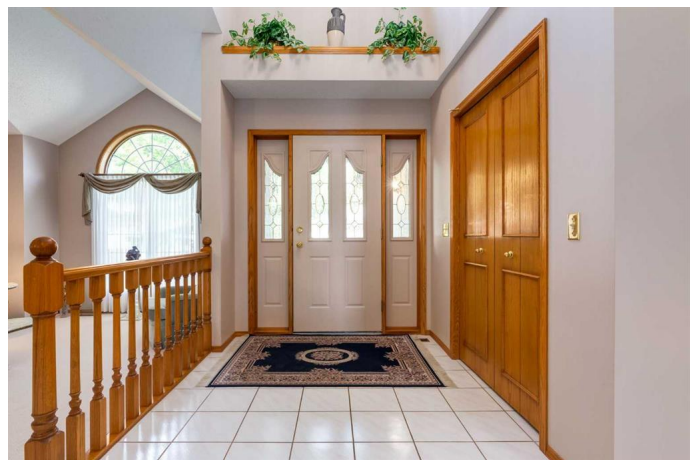
**\$1,098,888**

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          | \$1,098,888 |
| 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, Walk-Out, Suite |

## 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 | 37                |
| Zoning         | R-CG              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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