

\$898,000 - 43 Edgeview Heights Nw, Calgary

MLS® #A2242511

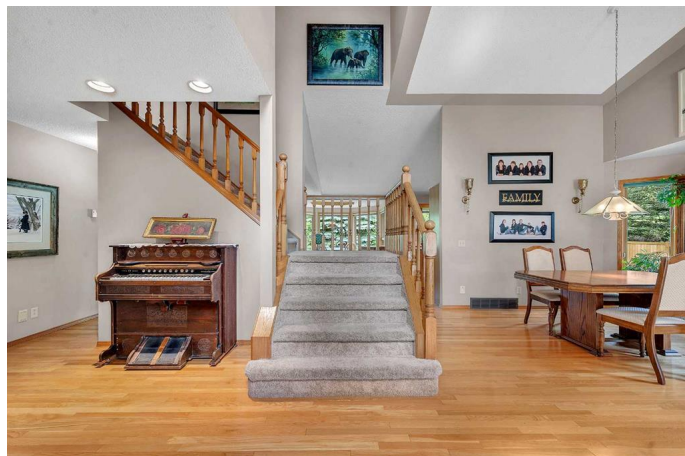
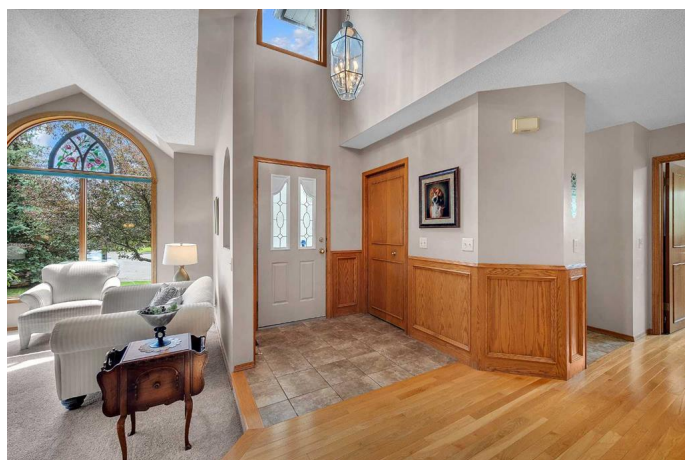
\$898,000

4 Bedroom, 3.00 Bathroom, 2,225 sqft

Residential on 0.20 Acres

Edgemont, Calgary, Alberta

****OPEN HOUSE Sunday, July 27, 2025 from 1:00 pm- 3:00 pm**** Welcome to this beautifully maintained home in the highly sought-after community of Edgemont! Nestled on a large pie lot in a quiet cul-de-sac, this charming property backs directly onto a lush green space and natural ravine – offering serene views, direct access to walking and biking trails, a duck pond, and even seasonal Saskatoon berry picking. It's a dream location for nature lovers and families alike. Inside, you'll find a bright and open layout with soaring ceilings, large windows that flood the home with natural light, and beautiful hardwood flooring that adds warmth and elegance throughout the main living areas. The main floor features a welcoming front sitting room that flows into the formal dining area, and then into an open-concept kitchen and cozy family room complete with a wood-burning fireplace. You'll also find a convenient main floor bedroom/den, a 2-piece bathroom, and a main floor laundry room. Step outside into your own private oasis – a spacious backyard complete with an underground sprinkler system for easy maintenance and a beautiful stone patio area that's perfect for summer barbecues, entertaining guests, or relaxing with family and friends. With mature landscaping and no rear neighbours, it's a tranquil setting you'll love spending time in. Upstairs, the spacious primary suite offers a peaceful retreat, complete with a walk-in closet and a luxurious



5-piece ensuite bathroom featuring a large, jetted tub and in floor heating – perfect for relaxing after a long day. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The unfinished basement offers a blank canvas, ready for your personal touch – whether you envision a recreation area, additional living space, or a custom design to suit your lifestyle. Easy access to top-rated schools including Edgemont School, Tom Baines, and Sir Winston Churchill High School, this home truly has it all – space, location, and lifestyle. Don’t miss your chance to call this Edgemont gem your new home!

Built in 1989

Essential Information

MLS® #	A2242511
Price	\$898,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,225
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Edgeview Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4W8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Garden, Landscaped, Pie Shaped Lot, Underground Sprinklers, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.