

# \$959,000 - 142 Edgeview Road Nw, Calgary

MLS® #A2246567

**\$959,000**

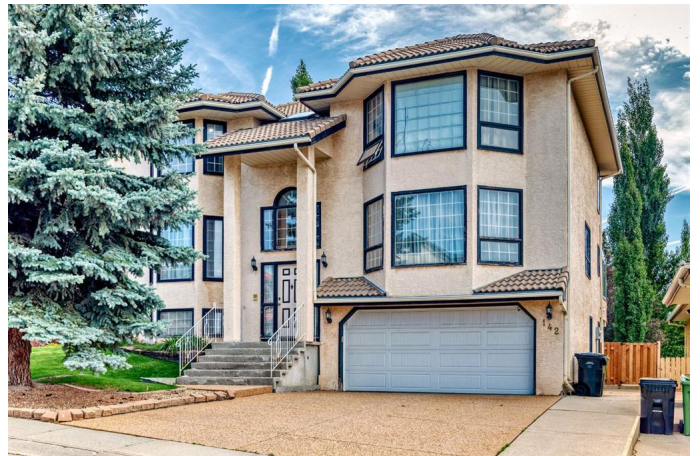
5 Bedroom, 4.00 Bathroom, 2,847 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

This is the property you have been waiting for to come on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDMONT. This home boasts of tons of appealing features. Walk in to the open-to-below entrance and make your way up to the main floor with living room, formal dining that flows into a big kitchen. From there the sunroom/solarium is beautiful sit out next to the large deck ( built in 2020). On the main floor there is additional cozy family room ,2pc guest bath and a large den/home office with built in bookcase. On the Upper level, there is a huge primary bedroom with a 5pce ensuite spa. There are other good size rooms , a laundry room and another 3pce bathroom that complete this level. On the lower level there is another bedroom with a 3pce bathroom for your guests, situated in a spacious walkout basement with huge rec room and mudroom. Natural light floods the entire property through huge windows. The Poly B has been replaced recently - all through the house. Drywall openings in a few areas would give access for home inspection to verify. This home is offered "as is". Two high efficiency TRANE furnaces were installed Dec 2021 and Jan 2022, as well as rough in for central air-conditioning. Hot water tank was replaced June 2018. Some areas of this home need some Renos and pricing reflects this. Come see this property and don't miss out on this good deal.

Built in 1989



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2246567       |
| Price          | \$959,000      |
| Bedrooms       | 5              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,847          |
| Acres          | 0.15           |
| Year Built     | 1989           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 142 Edgeview Road Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 4V1              |

## Amenities

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

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, French Door, Granite Counters, No Smoking Home, Pantry                                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                             |
| Cooling           | Rough-In                                                                                           |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Brick Facing, Family Room, Gas, Mantle                                                             |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                           |

**Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Clay Tile                                    |
| Construction      | Stucco, Wood Frame, Wood Siding              |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 25               |
| Zoning         | R-CG             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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