117 Edgeridge Terrace NW

Calgary | Active | MLS® A2355953

$479,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,356 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

GORGEOUS- WARMTH & ELEGANCE await in this beautifully maintained and UPGRADED "upper terrace BUNGALOW style townhome". Gleaming hardwood floors in the main living areas and stairs, with the two bedrooms carpeted. Throughout the main level the 9 ft ceilings with crown mouldings add elegance and openess to the space. Lovely open concept on the main level and south facing windows flooding this area with natural light. The Seller recently invested over $22K in re-designing and enlarging the KITCHEN ISLAND adding quartz counter tops & new backsplash. Further recent upgrades included a HIGH EFFICIENCY FURNACE in 2025, newer WASHER/DRYER and a very practical MURPHY BED. You will also appreciate the classy looking kitchen cabinets and endless counter space. The second bedroom could act as a office or spare bedroom with the Murphy bed and walk in closet. The primary bedroom is very spacious and private, walk in closet and 4 piece ensuite bath. The main 4 piece bath is situated steps away from the second bedroom. Separate laundry room eliminates the hallway laundry options and keeps everything tucked away. The cozy gas fireplace keeps the main living area toasty warm on cold winter days and the two separate covered decks give seating options for the warm summer nights-gas hook up for the BBQ is practical. The double attached OVERSIZED garage has a newer EPOXY FLOOR ($5K)and there is excellent STORAGE in the garage and under the steps. Enjoy fresh air and beautiful nature with an extensive PATHWAY system in the ravine that goes for miles. Quick access to major roadways and shopping. EXCELLENT VALUE HERE!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355953
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,356 sq. ft.
Main Level Finished Area:	85.5 sq. ft.
Upper Level Finished Area:	1,270.1 sq. ft.
Condo Fee:	$397.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Snow Removal
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9911358
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	None
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Four Plex
Roof:	Rubber

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hillsboro In Edgemont
Community:	Edgemont
Amenities:	Visitor Parking
Appliances:	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Fridge in garage
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 15'1" × 12'7" ·
Main Floor	Great Room · 15'6" × 15' ·
Main Floor	Dining Room · 9'10" × 8'2" ·
Main Floor	Kitchen · 14'1" × 9'6" ·
Main Floor	Bedroom · 12'9" × 12'8" ·

Lower Level	Foyer · 8' × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	None
Lot Features:	Environmental Reserve
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-edgeridge-terrace-nw-calgary-a2355953/

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