127 Edgeridge Close NW

Calgary | Active | MLS® A2342739

$950,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2001**	**2,140.72 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Backing Onto a Ravine | Fully Finished Walkout | Almost 3000 Sq. Ft. Developed Living Space - Welcome to this beautifully maintained walkout two-storey home, ideally situated on a quiet ravine lot in the highly sought-after community of Edgemont. Offering over 2,100 sq. ft. above grade and almost 3,000 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and an unbeatable location. Backing directly onto a west-facing ravine, the home enjoys outstanding privacy, picturesque natural views, and spectacular sunset vistas. The landscaped backyard creates the perfect outdoor retreat, while the spacious upper deck is equipped with a gas BBQ hookup and exterior water lines for added convenience. The bright and inviting main floor features a well-appointed kitchen with granite countertops, ample cabinetry, a corner pantry, and a sunny breakfast nook overlooking the ravine. The adjacent family room offers a cozy gas fireplace, while the formal dining room and front living room provide excellent space for entertaining. A private main-floor office, convenient laundry room, and 2-piece powder room complete this level. Upstairs, you'll find three generously sized bedrooms, each with its own walk-in closet, along with two full bathrooms. The spacious primary suite features a walk-in closet and a 4-piece ensuite, creating a comfortable private retreat. The fully finished walkout basement adds valuable living space with a large recreation room, fourth bedroom, full bathroom, extensive storage, and the added comfort of in-floor heating. Recent updates include new shingles (2024), a newer hot water tank, and a new garage door, offering peace of mind for years to come. The double attached garage provides excellent parking and storage. Ideally located close to schools, parks, pathways, shopping, and major transportation routes, this outstanding ravine property offers a rare opportunity to enjoy one of Edgemont's most desirable settings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342739
Bedrooms	4
Bathrooms	4
Year Built	2001
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,140.72 sq. ft.
Main Level Finished Area:	1,202.56 sq. ft.
Upper Level Finished Area:	938.16 sq. ft.
Below Grade Finished Area:	1,020.11 sq. ft.
Acreage:	No
Lot Area:	5,661 sq. ft.
Lot Frontage:	35'4½"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2001 (Age: 25)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	0113140
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Kitchen · 17'1" × 13' ·
Main Floor	Breakfast Nook · 10'11" × 10'1" ·
Main Floor	Family Room · 15'9" × 13' ·
Main Floor	Dining Room · 12'5" × 9'6" ·
Main Floor	Living Room · 10'6" × 9'8" ·
Main Floor	Office · 10'7" × 8'11" ·
Main Floor	Laundry · 10'5" × 6'5" ·
Upper Level	Bedroom - Primary · 18'2" × 16'6" ·

Upper Level	Bedroom · 12' × 10'7" ·
Upper Level	Bedroom · 11'11" × 10'7" ·
Basement	Game Room · 31'10" × 22'7" ·
Basement	Bedroom · 11'11" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/127-edgeridge-close-nw-calgary-a2342739/

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