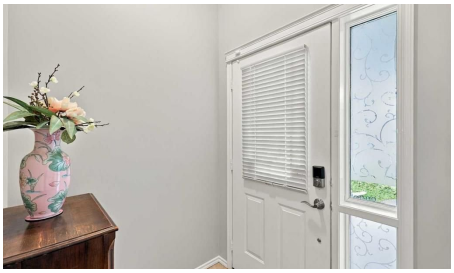
25 Edgeridge Terrace NW

Calgary | Active | MLS® A2357125

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1998**	**1,160 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

Hillsboro in Edgemont | Beautifully Upgraded + Developed Basement + Low Maintenance Lifestyle. Tucked into Edgemont's well-kept Hillsboro complex on a quiet terrace, this highly desirable two-storey townhome offers 1160 sqft above grade plus a fully developed lower level. It provides a growing household plenty of room to spread out without sacrificing an easy, low-maintenance lifestyle. An attached single garage-featuring an upgraded garage door replaced just a few years ago-and a driveway with space for a second vehicle make winter mornings and grocery runs effortless. The main floor is beautifully open and bright, perfect for entertaining, featuring 9 ft ceilings and elegant hardwood flooring throughout. The inviting living room centers around a cozy gas fireplace, with a soaring vaulted ceiling and direct access to the deck and fully fenced backyard-a safe, private oasis for kids to play or for summer barbecues. The kitchen is fully equipped with sleek granite countertops, a central island, tile flooring, and stainless-steel appliances, opening to a spacious dining area that comfortably seats the whole family. A convenient powder room and main-floor laundry-featuring a newer, high-efficiency washer and dryer (purchased in 2024)-complete this level. Upstairs, featuring updated LVP flooring throughout (absolutely no carpet), you will find two generously sized bedrooms with excellent closet space. The primary bedroom overlooks the peaceful backyard and boasts its own private access to the full bathroom. Heading down to the fully developed lower level, you'll immediately notice the premium, brand-new carpeting (installed in 2023) featured exclusively on the stairs and throughout the basement floor. This exceptional level adds a large, versatile recreation room, plenty of storage, and a full bathroom complete with a shower (tastefully updated in 2019). For ultimate comfort and pure drinking water, a high-quality water softener and water filtration system were also added in 2023. This space is ideal as a media room, home office, or private guest suite. The complex is pet-friendly (with board approval) and offers ample visitor parking.
Edgemont is one of Calgary's most prestigious and established family communities, renowned for its top-tier schools, abundant green spaces, and the breathtaking Edgemont Ravine system. Paved pathways, playgrounds, tennis, and basketball courts are all just a short walk away. The area is served by excellent schools including Edgemont School, Tom Baines School, and Sir Winston Churchill High School, along with Mother Mary Greene and St. Francis High School in the Catholic system. Everyday errands are incredibly convenient with Edgemont Superstore nearby. With quick access to Nose Hill Park, Shaganappi Trail, Country Hills Boulevard, and Crowfoot, it's no wonder families love calling Edgemont home! This turn-key, beautifully maintained property won't last long. Book your showing TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357125
Bedrooms	2
Bathrooms	3
Year Built	1998
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:	1,160 sq. ft.
Main Level Finished Area:	609.91 sq. ft.
Upper Level Finished Area:	550.62 sq. ft.
Below Grade Finished Area:	574.25 sq. ft.
Condo Fee:	$480.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0

Plan:	9813311
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Rubber
Ensuite:	No
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hillsboro In Edgemont
Community:	Edgemont
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Inclusions:	N/A
Restrictions:	Restrictive Covenant
Pets Allowed:	Call
Main Floor	Living Room · 17'2" × 11'10" ·
Main Floor	Dining Room · 9'6" × 7'6" ·
Main Floor	Kitchen · 11'7" × 7'8" ·
Upper Level	Bedroom - Primary · 14'11" × 10'11" ·
Upper Level	Bedroom · 12'7" × 11'2" ·
Basement	Game Room · 16'7" × 14'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters
Exterior Features:	Playground
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-edgeridge-terrace-nw-calgary-a2357125/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.