

# \$799,900 - 186 Edgevalley Close Nw, Calgary

MLS® #A2197979

**\$799,900**

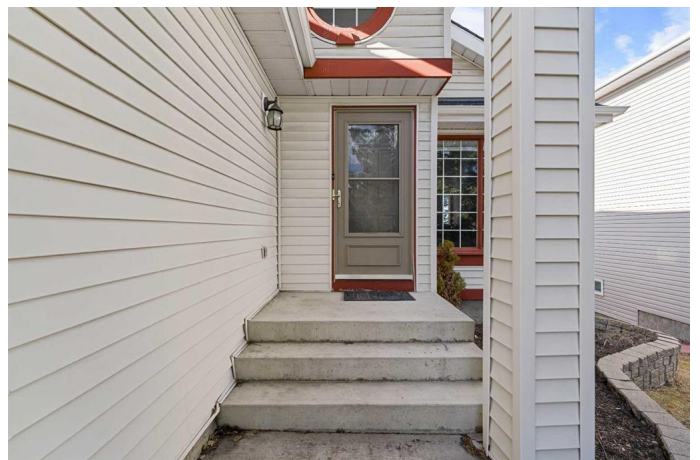
4 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Situated on a quiet street just steps from ravine pathways and bike trails, this beautifully designed bungalow with WALKOUT basement offers near 2800 square feet of total living space and breathtaking panoramic views. With fewer stairs to climb, this home is perfect for those seeking both comfort and accessibility. The main floor features a bright, spacious kitchen with a two-story window wall, flooding the space with natural light and showcasing stunning views. The open-to-below design enhances the airy feel, seamlessly connecting to the expansive basement recreation area. Two generously sized main-floor bedrooms both feature vaulted ceilings, including a master bedroom with a private ensuite, plus an additional full bath on the main level. The walkout basement offers two more large bedrooms, another full bath, and an oversized recreational room complete with a cozy gas fireplace and built-in wall unit—perfect for entertaining or relaxing. A recently upgraded water tank adds to the home's modern comforts. Enjoy the convenience of being within walking distance to bus stops, off-leash dog parks, with easy access to the Edgemont Superstore, top-rated schools, the University of Calgary, hospitals, shopping, LRT, and downtown. Don't miss this rare opportunity to own a home that combines thoughtful design and an unbeatable location—schedule your viewing today!

Built in 1993



## Essential Information

MLS® #	A2197979
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,384
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	186 Edgevalley Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	71
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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