

# \$829,000 - 82 Edgevalley Close Nw, Calgary

MLS® #A2232948

**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Close to Edgemont School, Tom Baines School, and one of the top-ranking high schools-Sir Winston Churchill. Nestled on a quiet street in the heart of sought-after Edgemont, this beautifully maintained 5-bedroom, 3.5-bathroom home offers over 3,000 sq.ft. of living space and an ideal floor plan for family living and entertaining. Step inside to a welcoming living room highlighted by a large bay window that fills the space with natural light. Continue into the dining room, which seamlessly flows into an open-concept kitchen and a cozy second living room. The main floor also features a versatile flex room ideal as a home office or guest bedroom, offering flexibility to suit your lifestyle. Enjoy your morning coffee or summer BBQs on the sunny south-facing deck and backyard that backs onto a serene green space with walking path, a truly peaceful setting.

Upstairs, you'll find FOUR generously sized bedrooms, including the primary retreat with an ensuite featuring a jetted soaker tub and separate shower. The upper level offers ample space for the whole family.

The finished basement adds even more living space with a spacious family room, the 5th bedroom, a full bathroom. The large storage space with shelving is perfect for organizing seasonal items.

Maintenance and upgrades: new basement and bathroom floor, furnace (2013), A/C (2013), roof & siding (2012), 2 hot water tanks, etc.



Don't miss this incredible opportunity.  
Contact your favorite Realtor to book a  
showing today!

Built in 1994

### Essential Information

MLS® #	A2232948
Price	\$829,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	82 Edgevalley Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5E9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	39
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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