

# \$899,900 - 156 Edgevalley Circle Nw, Calgary

MLS® #A2259770

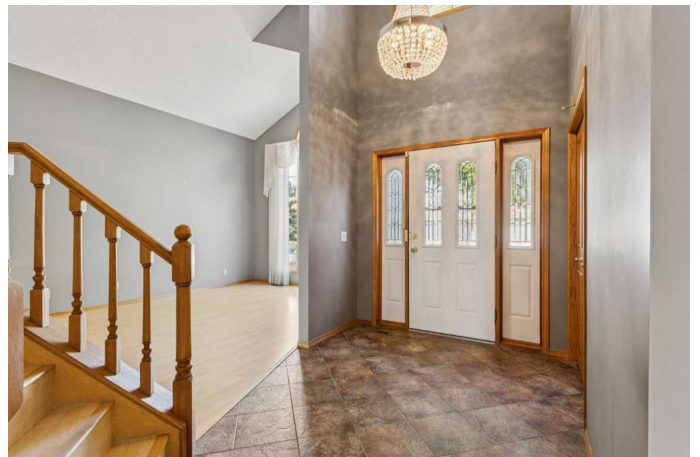
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,398 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Welcome to this exceptional, spacious, 2 story home with finished basement & located in Edgevalley in the desirable NW community of Edgemont. Siding on green space & conveniently situated within a short walk to the elementary schools, ravines, pathways & Nose Hill Park as well as a short distance to the Foothills & Children's Hospitals, University, C-Train station & various shopping choices. This home has an inviting main floor with soaring ceilings in the family room adjacent to an updated kitchen with breakfast nook, a huge pantry, granite countertops, under cabinet lighting, newer appliances & a new patio door opening to an oversized south facing deck, perfect for your outdoor enjoyment. The main floor features a grand foyer adjacent to the spacious LR/DR area perfect for entertaining & a den with closet as well as laundry area & updated 2 piece powder room. The upper floor contains 3 bedrooms with the oversized primary bedroom open to a beautifully updated, spa-like 5 piece ensuite bath having a soaker tub, stand alone shower & extra large walk-in closet. The main 4 piece bath is shared by the additional 2 bedrooms & is also updated. The lower level is developed with a expansive media/games room, hobby room with closet as well as a 3 piece bath & plenty of storage space. Some of the windows in the home have been replaced, the exterior painted & the back yard nicely re-landscaped. This family home is a must view for anyone looking to enjoy all the



amenities of this desirable NW community!

Built in 1991

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259770          |
| Price          | \$899,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,398             |
| Acres          | 0.13              |
| Year Built     | 1991              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 156 Edgevalley Circle Nw |
| Subdivision | Edgemont                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 4Y8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                     |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Wood Burning, Gas Log    |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                        |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Metal                                                                                                        |
| Construction      | Stucco, Wood Frame                                                                                           |
| Foundation        | Poured Concrete                                                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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