\$900,000 - 248 Edgevalley Way Nw, Calgary

MLS® #A2249243

\$900,000

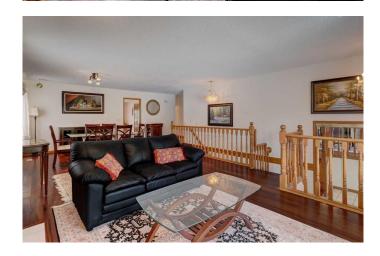
5 Bedroom, 3.00 Bathroom, 1,871 sqft Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Openhouse Sunday August 31, 1:30 to 3:30pm. Welcome to this stunning and exceptionally spacious WALK-OUT BUNGALOW, offering over 1,871 sq. ft. ROOF(2011 AND IT WILL LAST 50 YEARS AND MORE THAN 30 YEARS LIFE TIME IS STILL LEFT) on the main level and more than 3700 sq. ft. of developed living space and an impressive lot size of approximately 7,000 sq. ft! This bright and open home is filled with natural light, featuring a large living room with expansive windows, a generous kitchen with a big breakfast nook, and beautiful ravine views overlooking Simons Valley. The fully developed walk-out basement provides incredible space and offers suite with a potential of legalizing with city approval, perfect for extended family or future rental opportunities. With a total of 5 spacious bedrooms and 3 full bathrooms, this home easily accommodates families of all sizes. Quality finishes include classic oak detailing throughout, while the oversized double attached garage adds convenience and extra storage. Situated in a fantastic location, close to schools, shopping centers, transit, and all amenities, this property combines comfort, functionality, and potential. Don't miss this rare opportunity to own a home of this size and caliber with a walk-out basement and spectacular views!







Built in 1995

Essential Information

MLS® # A2249243 Price \$900,000

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 1,871 Acres 0.16 Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 248 Edgevalley Way Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5E3

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Oven

Heating Forced Air, Standard

Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Yard

Roof Metal

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2025

Days on Market 13

Zoning R-CG

Listing Details

Listing Office First Place Realty

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