

# \$959,000 - 142 Edgeview Road Nw, Calgary

MLS® #A2246567

**\$959,000**

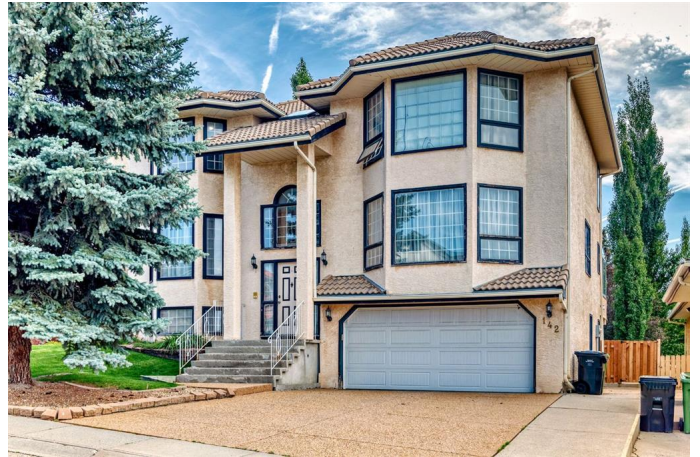
5 Bedroom, 4.00 Bathroom, 2,847 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

This is the property you have been waiting for to come on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDMONT. This home boasts of tons of appealing features. Walk in to the open-to-below entrance and make your way up to the main floor with living room, formal dining that flows into a big kitchen. From there the sunroom/solarium is beautiful sit out next to the large deck ( built in 2020). On the main floor there is additional cozy family room ,2pc guest bath and a large den/home office with built in bookcase. On the Upper level, there is a huge primary bedroom with a 5pce ensuite spa. There are other good size rooms , a laundry room and another 3pce bathroom that complete this level. On the lower level there is another bedroom with a 3pce bathroom for your guests, situated in a spacious walkout basement with huge rec room and mudroom. Natural light floods the entire property through huge windows. The Poly B has been replaced recently - all through the house. Drywall openings in a few areas would give access for home inspection to verify. This home is offered "as is". Two high efficiency TRANE furnaces were installed Dec 2021 and Jan 2022, as well as rough in for central air-conditioning. Hot water tank was replaced June 2018. Some areas of this home need some Renos and pricing reflects this. Come see this property and don't miss out on this good deal.

Built in 1989



## Essential Information

MLS® #	A2246567
Price	\$959,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,847
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	142 Edgeview Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4V1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Bookcases, French Door, Granite Counters, No Smoking Home, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Clay Tile
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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