

# \$1,069,000 - 55 Edgeridge Circle Nw, Calgary

MLS® #A2232474

**\$1,069,000**

3 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Rare!!! the beautiful renovated home in Edgemont with rare view of the RAVINE! this beautifully maintained home features newer flooring throughout the main floor, offering a bright, open and spacious layout. A dedicated den on the main floor provides the perfect space for working from home. massive windows in living room, kitchen, and dinning area, filled with natural light, let you enjoy the ravine. Renovated kitchen with stylish quartz countertops, newer gas stove. Step out from the dinning area onto the deck and take in the stunning views of the ravine. curved staircase to the second level, you will find a spacious primary bedroom with a generously size ensuite, along with two additional bedrooms, each offering excellent space and comfort. the fully developed walkout basement adds valuable living space and flexibility for your family's needs. South-facing backyard is perfect for relaxing. washer/dryer 2024, gas stove 2024, hot water tank 2024, roof 2025

Built in 2001

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2232474    |
| Price      | \$1,069,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |



|                |             |
|----------------|-------------|
| Square Footage | 2,108       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Edgeridge Circle Nw |
| Subdivision | Edgemont               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3A 6J1                |

### Amenities

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

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard, Storage                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco, Wood Frame                                  |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 79              |
| Zoning         | R-CG            |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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