

# \$1,099,000 - 33 Edgevalley Way Nw, Calgary

MLS® #A2247422

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Residential on 0.39 Acres

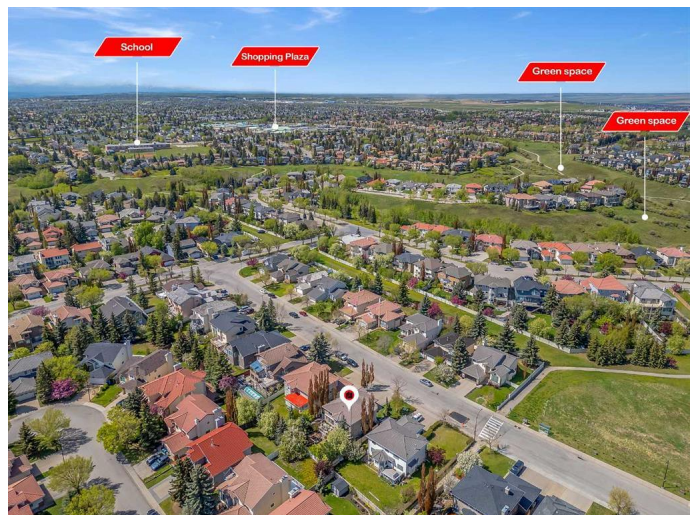
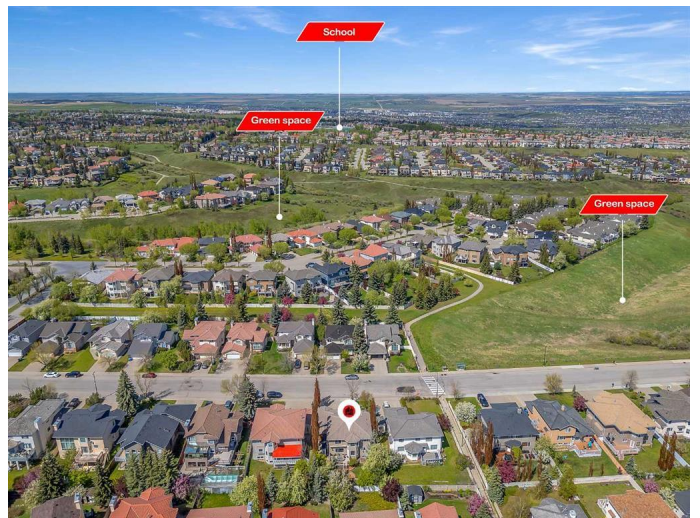
Edgemont, Calgary, Alberta

Beautiful home has a clay tile Roof, Brick and Stucco Exterior. Triple attached Garage, walk to Elementary School. Main floor Living room, Formal Dining room, Family room with Gas Fireplace, Den, Kitchen with a nook and full bath. Upper floor has 4 Bedrooms, 5 pc Ensuite and an other full bath. Fully finished Basement with Large second Family room, Great room, Bed room and full bath. Fully fenced back yard with a Fire pit. 75 Gallon Hot Water Tank, Triple Heated Garage. House was renovated in 2018 including Triple Glassed Lux Windows, Flooring, Bathrooms and Kitchen Granite counter Tops, all window Coverings.

Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247422    |
| Price          | \$1,099,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,391       |
| Acres          | 0.39        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 33 Edgevalley Way Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 4X7              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer               |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Private Yard         |
| Lot Description   | Back Yard, Landscaped, Private |
| Roof              | Clay Tile                      |
| Construction      | Brick, Wood Frame              |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 23               |
| Zoning         | R-C1             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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