

\$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 August 23, Saturday, 1 to 3pm. 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, Electric Oven, Refrigerator, Washer/Dryer
Heating	Standard, Forced Air
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	11
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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