

\$819,900 - 13 Edgeridge Mews Nw, Calgary

MLS® #A2213546

\$819,900

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.01 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully updated 2,031.47 sqft 2-storey detached home in the highly sought-after Edgemont neighborhood! With 4+1 bedrooms, 4 bathrooms, and plenty of thoughtful upgrades, this is the perfect home for a growing family or one with seniors.

Recent updates include brand-new flooring, a new water heater and furnace (2018), fresh paint throughout the entire house, and an upgraded full bathroom and bedroom on the main floor, making it wonderfully convenient for multi-generational living.

Step into the inviting entrance with its soaring 17-ft high foyer, leading to a bright and open living and dining area – great for family gatherings. The cozy family room with a gas fireplace connects seamlessly to the spacious kitchen, which boasts a large central island, granite countertops, stainless steel appliances, and a corner pantry. Enjoy sunny breakfasts in the bright nook with 10-ft ceilings, or relax in the unique sunroom, perfect for soaking in natural light three seasons of the year.

The upper level offers a serene master retreat with a 4-piece ensuite (soaker tub and separate shower) and a walk-in closet, plus two additional good-sized bedrooms and a full bathroom.

The fully developed basement expands your living space with a large rec room, den, 5th



bedroom, full bath, and plenty of storage.

Outside, youâ€™ll find a welcoming front porch, a sunny west-facing backyard, and a deck ideal for BBQs or relaxing evenings. The double attached garage adds even more convenience.

This home is steps from ravines, parks, transit, and shopping, and itâ€™s located in one of the best school districts: Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. Plus, itâ€™s just minutes to U of C, the airport, and Stoney Trail.

Donâ€™t waitâ€”this move-in-ready gem is waiting for you to call it Home Sweet Home!

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213546 |
| Price | \$819,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,032 |
| Acres | 0.01 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 13 Edgeridge Mews Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3A 6A8 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Private |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 56 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

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