

# \$820,000 - 107 Edgehill Court Nw, Calgary

MLS® #A2230151

**\$820,000**

4 Bedroom, 4.00 Bathroom, 3,044 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

**\*\*OPEN HOUSE: 1-3pm Sun Aug 31, 2025\*\***

Welcome to this stunning two story residence located in the prestigious Edgemont Estate area. Nestled on a massive lot, this exceptional property offers a perfect blend of luxury, space, and functionality.

The exterior features a durable tile roof and an oversized double attached garage. Inside, the main level boasts an impressive layout with vaulted ceilings in the living room and a skylight over the foyer, creating a bright, airy atmosphere. The family room is rich with character, highlighted by custom wall paneling, hardwood flooring, and a patio door that opens to the backyard. The kitchen includes solid oak cabinetry.

One of the standout features of this home is the heated sunroom, built in 2014 – an ideal space for relaxing, or entertaining larger gatherings all year round.

Upstairs, you™ll find three generous bedrooms and a spacious loft overlooking the living area. The primary suite is truly a retreat, offering a 5-piece ensuite, a cozy brick fireplace, and a private balcony with stunning city views.

The finished basement adds even more living space, featuring a massive recreation room, an additional bedroom, a den/office, and a full bathroom. Comfort is ensured year-round with two furnaces and two hot water tanks.

Located just two blocks from a bus stop and within walking distance to Edgemont elementary school and Tome Baines middle



schools, this home also offers easy access to the C-Train and Nose Hill Park.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230151    |
| Price          | \$820,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,044       |
| Acres          | 0.17        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 107 Edgehill Court Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2X3               |

**Amenities**

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

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Bookcases, High Ceilings                                                             |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Electric Oven, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                |
| Cooling           | None                                                                                 |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | City Lot                       |
| Roof              | Clay Tile                      |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 96              |
| Zoning         | R-CG            |

## Listing Details

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

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