

# \$1,149,000 - 33 Edgevalley Way Nw, Calgary

MLS® #A2228417

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 2,391 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Beautiful home has clay tile Roof, Brick and Stucco Exterior, Triple attached Garage, walk to Elementary school. Main floor Living room, Family room, Formal Dining room, Den, Kitchen with nook, full bath. Upper floor has 4 bedrooms, 5 pc Ensuite and an other full washroom. Fully finished basement with room, Great room, full bath and mechanical room. Fully fenced back yard with fire pit. Replaced all triple glassed Lux windows in 2018, 75 Gallon hot water Tank, Heated Garage.

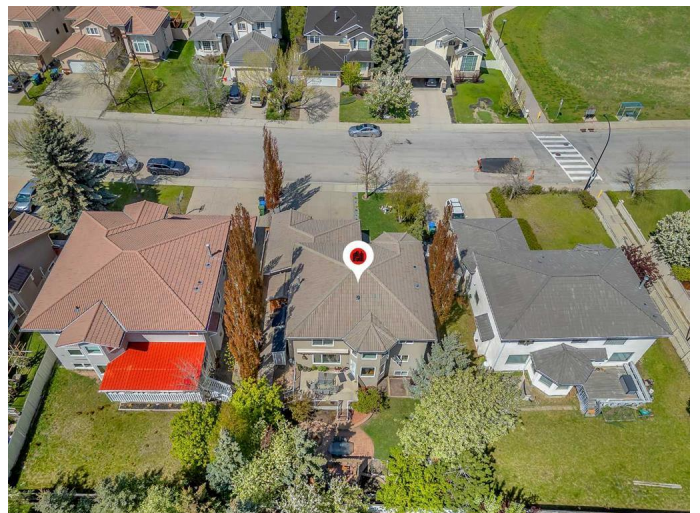
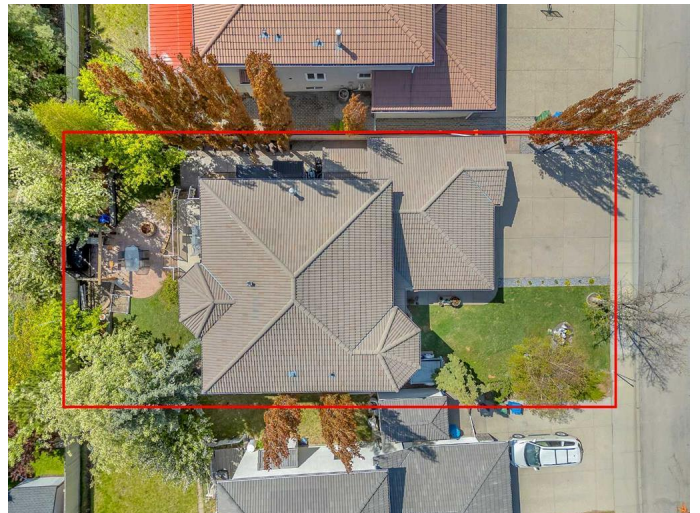
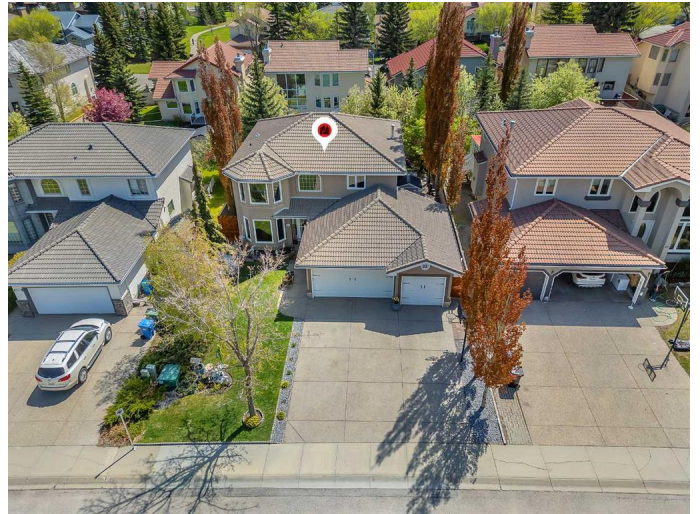
Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228417    |
| Price          | \$1,149,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,391       |
| Acres          | 0.15        |
| 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   | 768                    |

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 22             |
| Zoning         | R-C1           |

### Listing Details

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

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