

# \$1,199,900 - 145 Edgeview Road Nw, Calgary

MLS® #A2248573

**\$1,199,900**

6 Bedroom, 4.00 Bathroom, 2,571 sqft  
Residential on 0.15 Acres

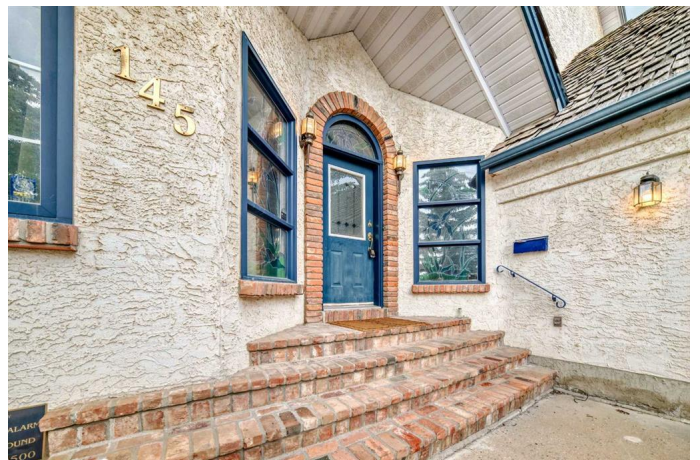
Edgemont, Calgary, Alberta

Exceptional Family Home Backing onto Edgemont Ravine. Location, Location, Location! Nestled on a rarely available, low-traffic street, this estate-sized rectangular lot backs directly onto a serene section of the Edgemont Ravine, offering unobstructed mountain views from both the main and upper floors.

This thoughtfully designed home boasts over 3,800 sq. ft. of developed living space with 6 bedrooms and 3.5 bathrooms, making it ideal for large or growing families. Main Floor Highlights: Grand foyer with vaulted ceilings and an elegant curved staircase.

Open-concept layout across the rear of the home maximizes views and natural light. Well-appointed kitchen with walk-in pantry. Spacious dining area with access to a sunny rear deck. Soaring double-height family room with a wood-burning fireplace, built-ins, and hardwood floors. Convenient 2-piece powder room and a mudroom complete this level  
Upper Level: Large landing with breathtaking ravine views. Expansive primary suite featuring: Stunning views, 5-piece ensuite with jetted tub and walk-in shower. Two additional well-sized bedrooms, Bright 4-piece bathroom with natural light. Walkout Lower Level: Bright and spacious recreation room.

Flexible space for a home office, gym, or hobby room. Three additional bedrooms, Full 4-piece bathroom. Walk out to the fully fenced backyard with gate access to parkland.  
Location Perks: Quiet street in desirable



Edgemont, Walkable to both Edgemont School and Tom Baines School, Close to public transit, parks, and amenities. This rare offering combines space, views, and a premium ravine-side lot in one of Calgary's most sought-after communities. Don't miss your chance to call this beautiful property home!

Built in 1989

### Essential Information

MLS® #	A2248573
Price	\$1,199,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,571
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Edgeview Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4V1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Carport
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Bar, Bookcases
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Landscaped, Rectangular Lot, Sloped
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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