

# \$879,900 - 220 Edgeridge Gardens Nw, Calgary

MLS® #A2255755

**\$879,900**

5 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

Welcome to 220 Edgeridge Gardens NW, Calgary! Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access – everything you need is right here. Don't miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary's most desirable northwest communities. Book your private showing today!

Built in 1998

## Essential Information

MLS® #

A2255755



|                |             |
|----------------|-------------|
| Price          | \$879,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,336       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 220 Edgeridge Gardens Nw |
| Subdivision | Edgemont                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 5Z1                  |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                     |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, On Street, Parking Pad, Covered |
| # of Garages   | 2                                                                                                                                                     |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Crown Molding |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Central, Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Family Room, Mantle, Tile, Decorative, Gas Log                                                                     |
| Has Basement      | Yes                                                                                                                |

|          |                                                 |
|----------|-------------------------------------------------|
| Basement | Finished, Full, Exterior Entry, Suite, Walk-Out |
|----------|-------------------------------------------------|

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level |
| Roof              | Cedar Shake                                                |
| Construction      | Stucco                                                     |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 71                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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