

# \$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 | 25               |
| Zoning         | R-CG             |

### Listing Details

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

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