

# \$890,000 - 111 Edgeridge Circle Nw, Calgary

MLS® #A2254907

**\$890,000**

3 Bedroom, 4.00 Bathroom, 2,148 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: SUNDAY, SEPT 14th, 11am -2pm Nestled in the prestigious community of Edgemont, this lovingly cared-for two-storey walkout invites you to embrace a lifestyle defined by comfort, connection, and breathtaking surroundings. Set on one of Calgary's highest elevations, Edgemont is celebrated for its sweeping city and mountain views, extensive pathways, and a strong sense of community—an idyllic backdrop for family life.

From the moment you arrive, the home's beautifully landscaped gardens and tranquil setting, just steps from a protected environmental reserve, set the stage for a life well lived. Inside, natural light dances across warm acacia hardwood floors, drawing you into a thoughtfully designed main level. The renovated kitchen, finished with sleek granite countertops, stainless steel appliances, and a generous central island, flows effortlessly into the dining and living spaces—perfect for both lively gatherings and quiet family evenings by the stone-clad fireplace.

Upstairs, the primary suite offers a peaceful retreat with its private ensuite and walk-in closet, while two additional bedrooms provide comfort and space for family or guests. The fully developed walkout basement extends the living area with a versatile recreation room and a sun-filled flex space, opening seamlessly to two patios and a lush backyard—an inviting canvas for entertaining, play, or quiet reflection.



Balancing modern updates with timeless charm, this home is more than a residence—it is a place where families grow, memories are made, and every detail has been lovingly tended. This is an opportunity not to be missed.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254907    |
| Price          | \$890,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,148       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 111 Edgeridge Circle Nw |
| Subdivision | Edgemont                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 6J1                 |

**Amenities**

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

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No |
|-------------------|----------------------------------------------------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Appliances      | Smoking Home, Storage, Wash     |
| Heating         | Central Air Conditioner, Dis    |
| Cooling         | Gas Water Heater, Humidifi      |
| Fireplace       | Washer/Dryer, Window Cove       |
| # of Fireplaces | High Efficiency, Forced Air, N  |
| Fireplaces      | Central Air                     |
| Has Basement    | Yes                             |
| Basement        | 1                               |
|                 | Family Room, Gas                |
|                 | Yes                             |
|                 | Full, Partially Finished, Walk- |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line, Other |
| Lot Description   | Back Yard, Environmental P   |
| Roof              | Maintenance Landscape, Rec   |
| Construction      | Asphalt Shingle              |
| Foundation        | Stucco                       |
|                   | Poured Concrete              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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