

\$860,000 - 107 Edgehill Court Nw, Calgary

MLS® #A2230151

\$860,000

4 Bedroom, 4.00 Bathroom, 3,044 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

****Open House Sunday 1-4pm, June 22.2025,**

**** Welcome to this stunning two story residence located in the prestigious Edgemont Estate area. Nestled on a massive lot, this exceptional property offers a perfect blend of luxury, space, and functionality.**

The exterior features a durable tile roof and an oversized double attached garage. Inside, the main level boasts an impressive layout with vaulted ceilings in the living room and a skylight over the foyer, creating a bright, airy atmosphere. The family room is rich with character, highlighted by custom wall paneling, hardwood flooring, and a patio door that opens to the backyard. The kitchen includes solid oak cabinetry.

One of the standout features of this home is the heated sunroom, built in 2014 – an ideal space for relaxing, or entertaining larger gatherings all year round.

Upstairs, you'll find three generous bedrooms and a spacious loft overlooking the living area. The primary suite is truly a retreat, offering a 5-piece ensuite, a cozy brick fireplace, and a private balcony with stunning city views.

The finished basement adds even more living space, featuring a massive recreation room, an additional bedroom, a den/office, and a full bathroom. Comfort is ensured year-round with two furnaces and two hot water tanks.

Located just two blocks from a bus stop and within walking distance to Edgemont elementary school and Tome Baines middle



schools, this home also offers easy access to the C-Train and Nose Hill Park.

Built in 1981

Essential Information

MLS® #	A2230151
Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,044
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Edgehill Court Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, High Ceilings
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Clay Tile
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
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