$749,900 - 99 Edgepark Villas Nw, Calgary

MLS® #A2239366

$749,900

3 Bedroom, 3.00 Bathroom, 1,481 sqft
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully updated and incredibly rare walkout bungalow villa in the highly sought-after community of Edgemont NW. Perfectly situated in one of the most peaceful and private locations in the complex, this bright unit backs onto a serene green space and courtyard, offering both tranquility and natural beauty from right outside your door. Inside, you'll find a stunning transformation featuring soaring vaulted ceilings and an open-concept layout that's bathed in natural light. The kitchen has been reimagined with the removal of a dividing wall, creating a spacious, airy flow between the kitchen, dining, and living areas. At the heart of the home is a massive quartzite island—ideal for entertaining and everyday living—along with abundant cabinet space and updated finishes throughout. The living room is cozy yet open with a gas fireplace and custom mantle, while a versatile front den offers the perfect space for a home office or additional bedroom. The oversized primary suite is complete with a 4-piece ensuite, including a huge walk-in shower and plenty of storage with a walk in closet. The mud room/laundry with access to the garage completes the main floor. Downstairs, the fully finished walkout basement with a second gas fireplace offers exceptional flexibility—whether it's a rec room, gym, play space, or media lounge, the possibilities are endless. This level also features a second large bedroom, a full bathroom, and an

expansive storage/mechanical room. Move-in ready with all the big-ticket items already taken care of: Poly-B plumbing replaced, furnace & A/C (2017), hot water tank(2023), luxury vinyl plank flooring, fresh paint, updated kitchen and bathrooms, and modern lighting/fixtures. Located close to Superstore, Starbucks, shopping, schools, transit, and with easy access to Stoney Trail, this home is a rare gem that checks all the boxes. Donâ€™t miss your chance to own this exceptional villa in Edgemontâ€"schedule your private showing today!

Built in 1990

Essential Information

MLS® #	A2239366
Price	$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	99 Edgepark Villas Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S2

Amenities

Amenities	Visitor Parking

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Water Softener, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	15
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)