

# \$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
Zoning	R-CG

### Listing Details

Listing Office	YMK Real Estate & Management Inc.
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