

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

MLS® #A2254907

**\$890,000**

3 Bedroom, 3.00 Bathroom, 2,148 sqft  
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: SATURDAY, SEPT 13th, 1pm -4pm 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	3.00
Full Baths	2
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	1
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

