

# \$1,250,000 - 55 Edgepark Rise Nw, Calgary

MLS® #A2237420

**\$1,250,000**

6 Bedroom, 4.00 Bathroom, 2,802 sqft

Residential on 0.19 Acres

Edgemont, Calgary, Alberta

On a clear day you can see forever! This well-loved and maintained home offers a fantastic opportunity to create your perfect living space in an incredibly special location. When you enter you will note the striking vaulted ceiling with open beam in the living room. Open to the second floor, this airy space flows into the large dining room. Next to the dining room is a cozy kitchen nook. It is such a lovely spot for coffee and take in the green spaces. Completely renovated in 2010, the kitchen with custom cabinetry, granite counters, and stainless appliances provides a space to create great meals and memories. A floor to ceiling brick clad fireplace has pride of place in the vaulted family room. Patio doors lead to the new deck with glass railings. A flex area adjacent to the family room provides a spot for quiet reflection. There are site lines from the living areas to the ravine and mountain views. A convenient main floor bedroom provides an option for multi-generational living. A laundry/ mud room leads to the attached double garage. The upper floor is home to a large primary suite with magnificent views to the south. Enjoy a glass of wine on the new balcony. A walk through closet leads to the ensuite with jetted tub. Two more large bedrooms and 4 piece bath are located on this floor. Walk-out basement level has a bright family room with access to the yard and green space. Guests will love the two large bedrooms on this floor. The wine maker, photographer or crafter will



appreciate the hobby room complete with sink. This property has been thoughtfully upgraded over the years. Some upgrades include new Pella windows and doors on the South side of the house, three new furnaces (two are high efficiency), and a heat pump for the second floor. While offering incredible bones and an outstanding location, this home presents a unique chance to add cosmetic upgrades and personalize to your taste. Enjoy the proximity to schools, parks, the Edgemont Club, U of C and Foothills /Children's Hospital. Don't miss this rare chance to own a property with impressive views and incredible potential.

Built in 1984

### **Essential Information**

MLS® #	A2237420
Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,802
Acres	0.19
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	55 Edgepark Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4G4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Heat Pump, See Remarks
Cooling	Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Private, Treed, Views, Irregular Lot
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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