

\$899,900 - 1040 Edgemont Road Nw, Calgary

MLS® #A2265560

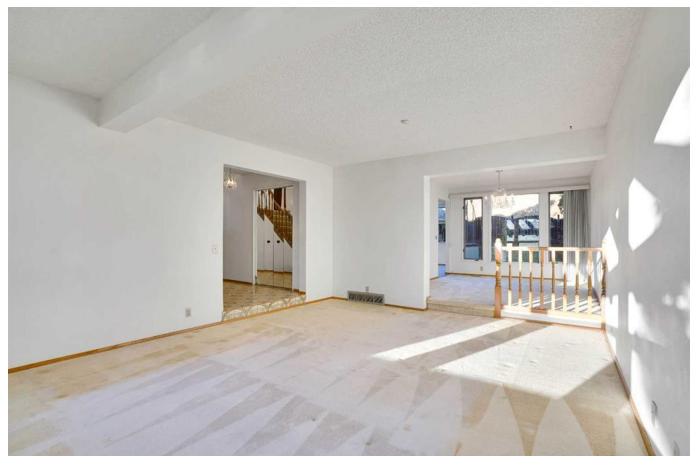
\$899,900

5 Bedroom, 4.00 Bathroom, 2,790 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Offered for the first time in over 40 years, this large Nu-West family home backs directly onto an environmental reserve and offers over 4,000 sq. ft. of developed living space. Mostly in original condition, it provides a fantastic opportunity to update and customize into a truly exceptional home, featuring a HUGE triple garage, generous room sizes, and excellent potential for a nanny or mother-in-law suite with its own separate entrance. The main level includes a bright kitchen and eating nook overlooking the main floor family room with gas fireplace and patio doors leading to the private, fully fenced backyard overlooking the greenspace, along with a sun room, formal dining and living rooms, den, and main floor laundry. Upstairs are 4 large bedrooms, including a primary suite with private balcony also overlooking the greenspace with a 5-piece ensuite, plus a very large bonus room with custom built-in cabinetry. The fully developed lower level includes a second kitchen, bedroom, full bath, recreation room with fireplace and built-ins, and separate entrance. The oversized triple garage is complemented by a large driveway with parking for 6-8 more vehicles. Situated close to transit, neighbourhood shopping, Edgemont Athletic Club, John Laurie Park, Disc Golf Course, highly rated schools including Sir Winston Churchill, U of C, major hospitals, and easy access to downtown—this is a rare opportunity to secure a large, bright home with exceptional



potential in one of Edgemont’s most desirable locations.

Built in 1980

Essential Information

MLS® #	A2265560
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,790
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	1040 Edgemont Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2J3

Amenities

Parking Spaces	11
Parking	Triple Garage Attached, Front Drive
# of Garages	3

Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Mantle, Basement, Oak
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Landscaped, Environmental Reserve
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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