

\$499,000 - 59 Edgeridge Terrace Nw, Calgary

MLS® #A2242649

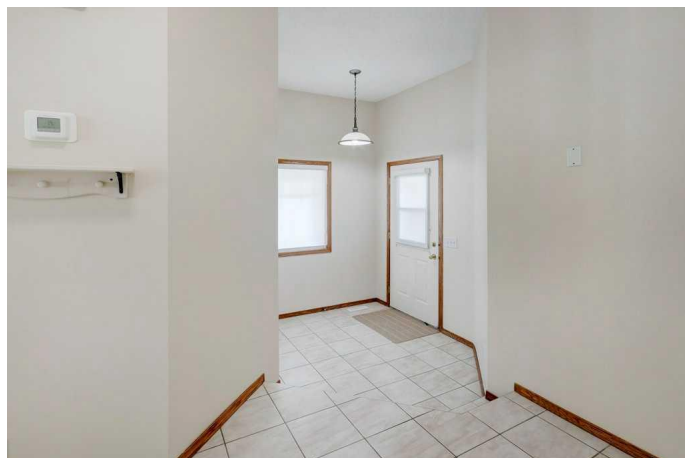
\$499,000

2 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Discover the perfect home in the highly desirable community of Edgemont! This bright and spacious dual-master 2-bedroom, 3.5 bathroom townhouse offers thoughtful comfortable layout. Located in the well-maintained Hillsboro complex, it's an ideal choice for downsizers, retirees, and anyone seeking easy access to nature, shopping, and top-rated amenities. Bright, Open-Concept Living Spaces: Inside, you'll enjoy a warm, open-concept layout with a combination of tile and carpet flooring having new paint, New light fixtures, new rubber upgraded roof. The kitchen is updated with newer stainless steel appliances, New garburator, With plenty of counter space and room to entertain. The living and dining areas boast vaulted ceilings that add to the airy feel, while the gas fireplace offers a cozy spot to relax during cooler evenings also big size 2pc bathroom & laundry room. Step outside to your private fenced deck, complete with a gas hookup—ideal for summer BBQs. Two Primary Suites with Ensuite Bathrooms: Upstairs, you'll find two spacious primary bedrooms, each featuring its own ensuite bathroom and walk-in closet—a rare feature offering privacy and comfort. Both bathrooms have been updated with modern fixtures, adding a fresh touch. Finished Basement with Extra Living Space: The finished basement adds valuable square footage with a recreation room, carpet flooring, and a 3-piece bathroom—an excellent space for a home theater,



gym, or game room. The double-attached garage offers convenient inside entry and extra storage, making it easy to organize seasonal items and sports gear. Thoughtful Updates for Peace of Mind: This townhouse includes a new hot water tank and other updates, ensuring your home is ready for worry-free living. The Hillsboro complex offers visitor parking near the front door, making it easy for friends and family to stop by. Prime Location in Edgemont: Hillsboro's location is hard to beat. Just steps from parks, playgrounds, and Edgemont's scenic ravine system, you'll have access to trails and green spaces for daily walks or bike rides. This home is also close to grocery stores, medical offices, banks, restaurants, and cafes. Quick access to Stoney Trail, Shaganappi Trail, and Country Hills Blvd. makes commuting simple. Top Ranking Schools and Nearby Amenities: Families will appreciate being near top-rated schools, including Edgemont School, Tom Baines School, and Sir Winston Churchill High School. With so many conveniences at your doorstep, this home offers everything you need for a relaxed lifestyle in a vibrant community.

Built in 1998

Essential Information

MLS® #	A2242649
Price	\$499,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,522
Acres	0.00
Year Built	1998
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	59 Edgeridge Terrace Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C1

Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
-------------	-----------------

Days on Market	21
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.