

\$869,900 - 16 Edgeland Bay Nw, Calgary

MLS® #A2260663

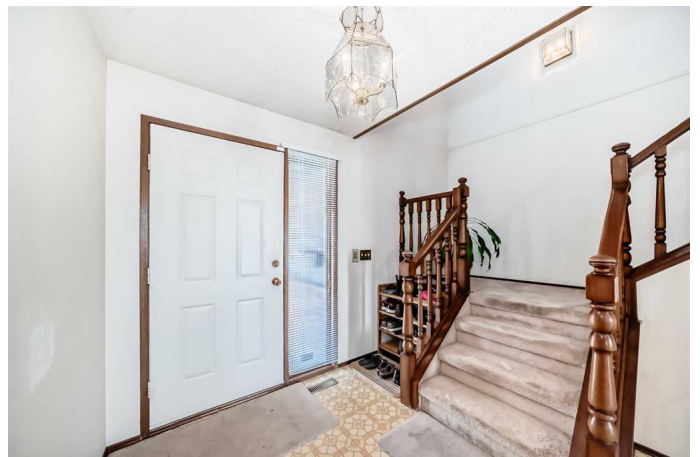
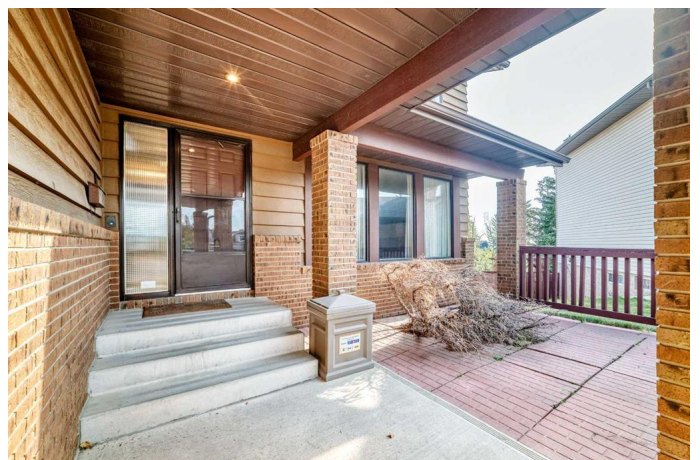
\$869,900

3 Bedroom, 5.00 Bathroom, 2,223 sqft

Residential on 0.26 Acres

Edgemont, Calgary, Alberta

Welcome to 16 Edgeland Bay NW, a remarkable two-storey home in the prestigious community of Edgemont. Perfectly situated on a massive pie-shaped lot of over 11,100 sq. ft., this property enjoys a quiet cul-de-sac location and offers sweeping panoramic views of the city skyline—a true one-of-a-kind setting. The exterior showcases a timeless design with a striking blend of brick and wood siding, complemented by painted trim accents. A covered front porch creates a welcoming entrance and adds charm to the façade. Inside, the main level offers a thoughtful and spacious layout featuring a bright living area, a formal dining room, and a kitchen complete with appliances and plenty of cabinetry. Adjacent to the kitchen is a cozy nook and a family room highlighted by a classic brick wood-burning fireplace with a full mantel, creating the perfect spot for relaxing evenings. This level also includes a 3-piece bath, laundry room, and convenient access to the first balcony, where you can step outside to enjoy the breathtaking city views. Upstairs, the home provides ample family space with three bedrooms. The primary suite features its own 4-piece ensuite, walk-in closet, and a private balcony overlooking the city. While the second and third bedrooms are accommodated by a shared 3-piece bathroom. A spacious bonus room complete the upper level, offering multiple spaces to relax and enjoy the views. The walk-out basement extends the living space and is fully finished with a huge



family/recreation room, a dining area, and a second kitchenâ€”perfect for multi-generational living or entertaining. A 2-piece bath, plus an unfinished storage and utility room, provide both functionality and flexibility. Step outside to the concrete patio, an ideal setting for outdoor gatherings. The expansive backyard is beautifully maintained and features not one but two garden sheds for extra storage. With its size, privacy, and sweeping views, the yard is a true outdoor retreat. This home also features upgrades such as a new hot water tank (replaced in 2021), new furnace (replaced in 2012) and a new water softener (replaced in 2012). Located in the highly sought-after community of Edgemont, residents enjoy top-rated schools, abundant parks and pathways, and easy access to shopping, transit, and major routes. Donâ€™t miss this rare opportunity to own a view property on an oversized lot in one of Calgaryâ€™s most desirable communities. 16 Edgeland Bay NW offers space, character, and unmatched potentialâ€”schedule your private showing today!

Built in 1981

Essential Information

MLS® #	A2260663
Price	\$869,900
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,223
Acres	0.26
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	16 Edgeland Bay Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, See Remarks, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office CIR Realty

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