\$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 skylineâ€"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. Don't miss this rare opportunity to own a view property on an oversized lot in one of Calgary'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

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, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, See

Remarks

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 6th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.