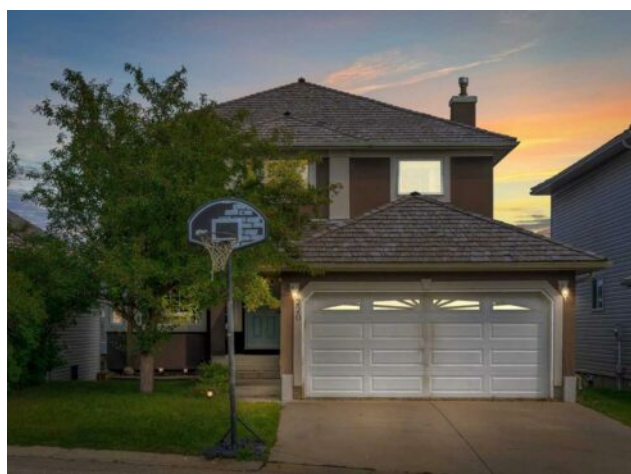


**220 Edgeridge Gardens NW
Calgary, Alberta**

MLS # A2255755



\$879,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level		

Heating: Central, Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Tile

Sewer: -

Roof: Cedar Shake

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

LLD: -

Exterior: Stucco

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Welcome to 220 Edgeridge Gardens NW, Calgary – Discover this spacious 2-storey walkout home in the highly sought-after Edgemont community. Offering nearly 3,500 sq. ft. of fully developed living space, this 4-bedroom, 4-bathroom property is perfect for growing families or anyone seeking a quiet, established neighbourhood in northwest Calgary. Enjoy a bright open-concept main floor with granite countertops, stainless steel appliances, and plenty of room for entertaining. Upstairs features four large bedrooms, including a primary suite with a private 4-piece ensuite. The fully finished walkout basement adds versatile living space ideal for a media room, home office, or guest accommodations. Additional highlights include a front-attached double garage, durable stucco exterior, and a large backyard perfect for kids, pets, and summer gatherings. Located close to top-rated schools, scenic parks, walking paths, shopping, restaurants, and quick transit access — everything you need is right here. Don’t miss this rare opportunity to own a walkout, double-garage, family home in Edgemont, one of Calgary’s most desirable northwest communities. Book your private showing today!