$858,800 - 46 Edgebank Circle Nw, Calgary

MLS® #A2207811

$858,800

5 Bedroom, 4.00 Bathroom, 1,883 sqft
Residential on 0.12 Acres

Edgemont, Calgary, Alberta

This fabulous renovated 2 story split home is located on a quiet circle street in the heart of Edgemont, most sought-after community in NW of Calgary. 5-6 Minutes walking distance to top ranking Edgemont Elementary School, Community Center and Ravine trails, 20-minute walk to Tom Baines Middle School, 3-minute walk to the nearest bus station with one school bus to Top Ranking Sir Winston Churchill with IB program and one bus to Dalhousie C-train Station. Open the front door, you will be greeted by a nice foyer, beautiful stairs with handrails leading to the second floor, the left side is the living room with vault ceiling, a big northwest facing bay window, a big side window and a dining or office area with southeast facing large window towards the backyard; the right side is a 2-pc powder room and a laundry room with a closet leading to the Garage; behind is a thoroughly renovated (2023) kitchen, it features a large island with breakfast eating area, quartz countertops, tons of white cabinets, stainless steel appliances, and a coffee sitting area with a large bay window. One Kitchen door leads to access the large new southeast facing deck to enjoy the barbecue time with family in the summer, a family room boasts a brick faced gas burning fireplace, built-in bookshelves. Walk along the stairs with solid hardwood floor to the second floor. The second floor provides a spacious southeast facing master bedroom with a large bay window and a 5-pc ensuite; another two good size bedrooms and a 4-pc

bathroom. Fully finished walkout basement with a large recreation room with a wet bar, a living room, the 4th and 5th bedroom, the third 3-pc bathroom. The backyard is full of beautiful mature trees, shrubs, and lots of flowers. This surrounding fenced lot provides a good sense of privacy and security and the back lane is good for RV or for future legal suite parking. Updates including Kitchen (2023), Bathrooms (2023 & 2020), Poly B, Furnace & Hot Water Tank(2021), Washer & Dryer (2019), Hardwood (2016&2023), Deck (2014), Roof and Siding (2013). Easy access to all amenities, including Airport, U of C, Hospitals, T&T, Shopping Centers, Gyms, Pathways and so many more. Call and Book Showing! Don't miss! Must See!

Built in 1988

Essential Information

MLS® #	A2207811
Price	$858,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,883
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Edgebank Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary

| Province | Alberta |
| Postal Code | T3A 4S1 |

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

| Listing Office | Homecare Realty Ltd. |