

\$843,800 - 46 Edgebank Circle Nw, Calgary

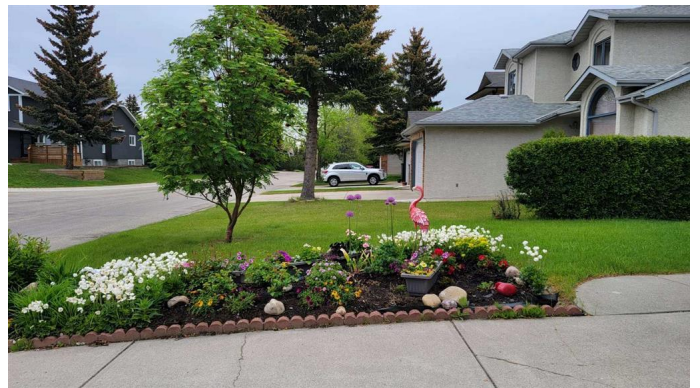
MLS® #A2207811

\$843,800

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 | \$843,800 |
| 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 | Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar, Bookcases, Jetted Tub |
| 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 | 24 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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