

# \$799,900 - 46 Edgebank Circle Nw, Calgary

MLS® #A2222363

**\$799,900**

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

Edgemont, Calgary, Alberta

Your kids can walk to school plus walkout basement south facing! Just a 5â€“6 minute stroll brings you to the top-ranking Edgemont Elementary Schoolâ€”a true dream for busy families. Tucked away on a quiet circle in one of Calgaryâ€™s most sought-after communities, this beautifully updated 2-storey split home offers the perfect combination of location, space, and comfort.

This well-cared-for home features 5 bedrooms and 3 full bathrooms, ideal for growing families or multi-generational living. The fully finished walkout basement adds valuable living space with a large recreation room, wet bar, two bedrooms, and a 3-piece bathroomâ€”perfect for guests, teens, or in-laws.

Recent updates (in chronological order):

â€¢ 2025: 10 new glass panels have been ordered and paid forâ€”installation scheduled

â€¢ 2025: Full interior repaint & all new interior doors for a fresh, modern look

â€¢ 2023: Fully renovated kitchen with quartz countertops, large island with breakfast bar, white cabinetry, and stainless steel appliances

â€¢ 2023 & 2016: Upgraded hardwood flooring

â€¢ 2021: Poly-B plumbing replaced; new furnace and hot water tank installed

â€¢ 2020: Renovated bathrooms

â€¢ 2019: New washer & dryer

â€¢ 2014: New deck

â€¢ 2013: Roof and siding replaced

The private backyard is beautifully landscaped



with mature trees and flowers, and includes back lane access—ideal for RV parking or the potential to add a future legal suite. Don't miss this rare opportunity to own a move-in ready home in Edgemont with top schools, parks, and walking paths just steps away.

Built in 1988

**Essential Information**

MLS® #	A2222363
Price	\$799,900
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
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
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	May 22nd, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Top Producer Realty and Property Management
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