

\$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

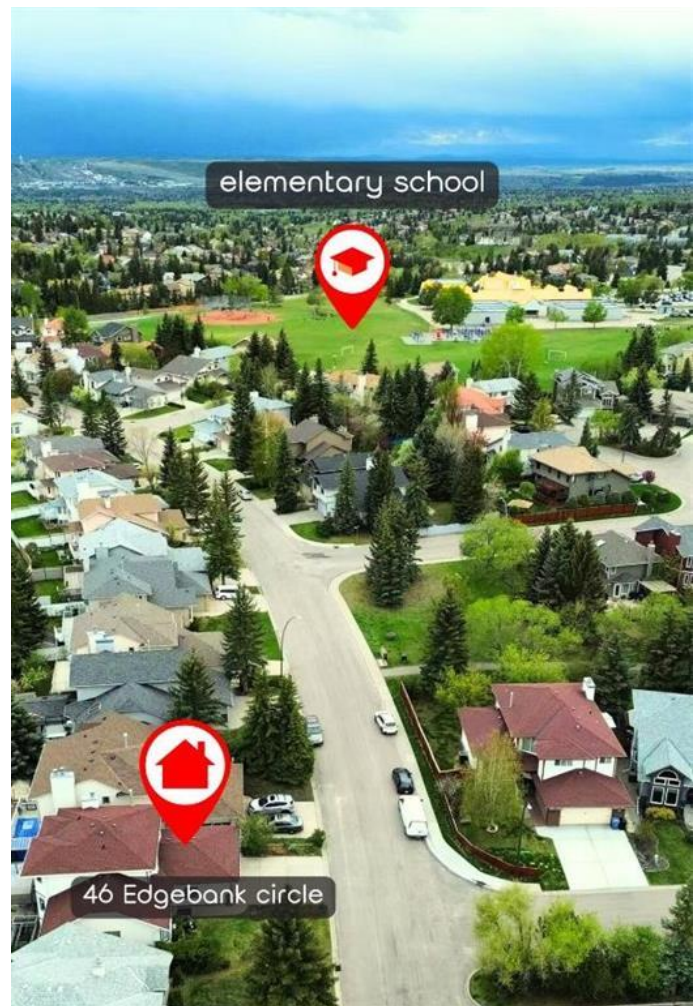
â€¢ 2020: Renovated bathrooms

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 accessâ€”ideal for RV parking or the potential to add a future legal suite. Donâ€™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-
Appliances	Dishwasher, Dryer, Electric Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natu
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
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
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