

# \$788,000 - 46 Edgebank Circle Nw, Calgary

MLS® #A2222363

**\$788,000**

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

Edgemont, Calgary, Alberta

Your kids can walk to school, plus a south-facing walkout basement! Just a 5-minute stroll brings you to the top-ranking Edgemont Elementary School—an absolute dream for busy families. Tucked away on a quiet circle in one of Calgary’s most sought-after communities, this beautifully updated 2-storey split home offers the perfect combination of location, space, and comfort.

Lovingly maintained, this home features 5 bedrooms and 3 full bathrooms, making it ideal for growing families or multi-generational living. The fully finished walkout basement adds valuable living space, including a spacious recreation room, wet bar, two bedrooms, and a 3-piece bathroom—perfect for guests, teens, or in-laws.

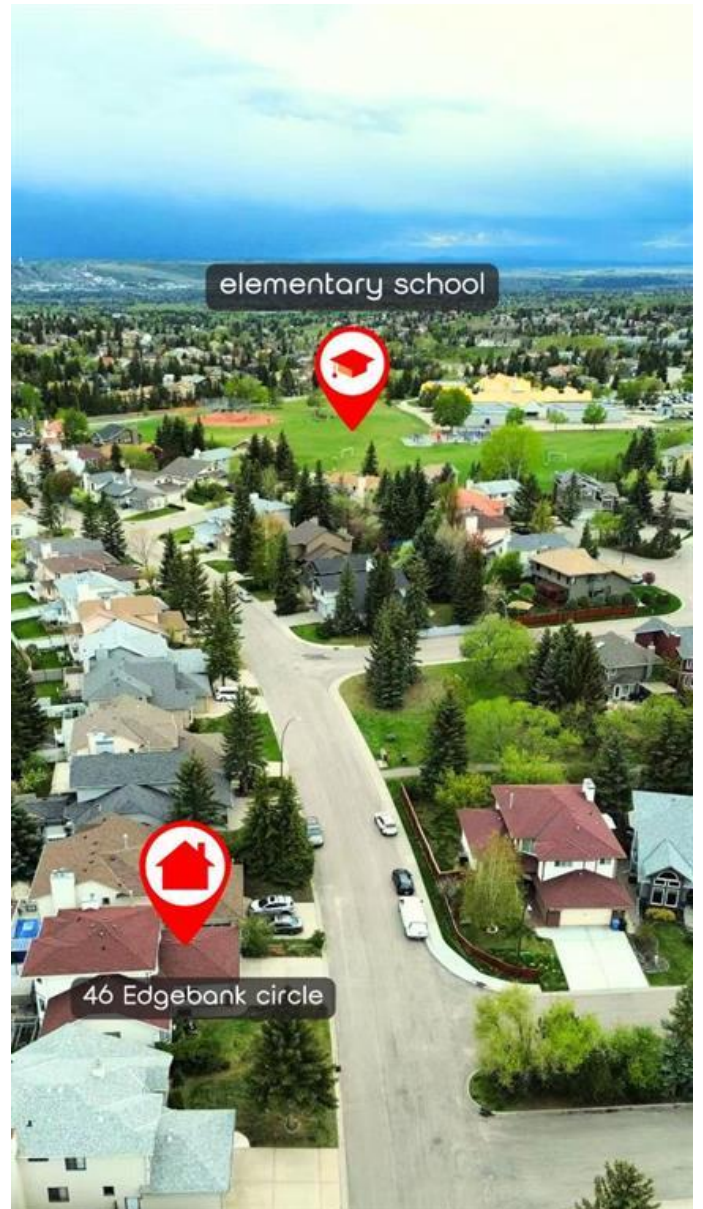
Over the years, the home has undergone extensive renovations worth over \$50,000, ensuring modern comfort and long-term peace of mind.

Recent updates (in chronological order):

2025: Repainted the entire interior and replaced all interior doors

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

2023 & 2016: Upgraded hardwood flooring



2021: Replaced Poly-B plumbing; installed new furnace and hot water tank

2020: Renovated all bathrooms

2019: New washer & dryer

2014: New deck

2013: New roof and siding

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, just steps from top-rated schools, parks, and scenic walking paths.

Built in 1988

### **Essential Information**

MLS® #	A2222363
Price	\$788,000
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	25
Zoning	R-CG

### Listing Details

Listing Office	Top Producer Realty and Property Management
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