

\$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.

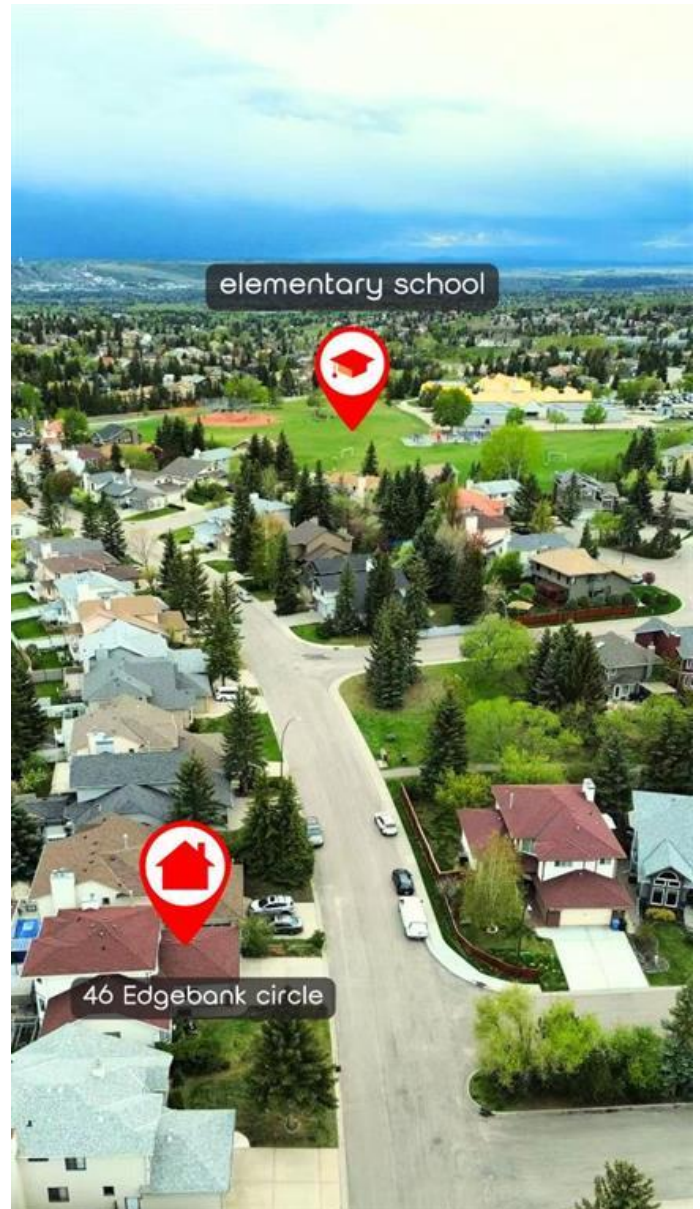
Over the years, the home has undergone extensive renovations worth over \$50,000, ensuring modern comfort and long-term peace of mind.

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	24
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.