

46 Edgebank Circle NW
Calgary, Alberta

MLS # A2222363



\$788,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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Your kids can walk to school, plus a south-facing walkout basement! Just a 5–6 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.