11 Edgemont Rise NW

Calgary | Active | MLS® A2343008

$888,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1978**	**1,894.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Our sellers are pleased to present an AMAZING UPDATED HOME IN EDGEMONT'S PHASE ONE ON A 9000 SQ FT LOT. Efficiently designed to maximize living space and function this home also has VALUE ADDED with the recent updates that set the stage for a MOVE IN READY HOME. The bright open Living Room features newer flooring and windows and showcases the neutral paint palette throughout the home. An L-shaped Living/Dining Room combination opens up gathering spaces for larger and or more intimate gatherings. A STUNNING KITCHEN welcomes you with white cabinetry OVERLAID WITH GLEAMING QUARTZ COUNTERS and an eat up island for casual dining. A STAINLESS STEEL APPLIANCE PACKAGE complements this wonderful kitchen. Overlooking the family sized Great Room your family will enjoy the cozy wood burning fireplace framed in ledgestone and built ins. A new patio door leads to the expansive rear yard with a PRIVATE REAR DECK equipped with a gas-line for your outdoor entertaining. The side entrance boasts a side door, multiple closets, MAIN FLOOR LAUNDRY, and an updated 2 PC POWDER ROOM. A fourth bedroom rounds out the main floor. (currently used as an office). Upstairs the spacious primary bedroom boasts a double closet plus a private 3 pc en-suite bath. Two more bedrooms are set near the four piece upper bath. The lower level is developed with a massive recreation area and a 3 pc bath which includes a GORGEOUS SAUNA. The open lower level leaves plenty of room to add an additional bedroom if desired. This home was smartly planned to allow for a very large storage space; allowing plenty of space for seasonal items. RECENT UPDATES INCLUDE: CONCRETE TILE ROOF, NEWER LAMINATE FLOORING ON MAIN, NEWER KITCHEN PLUS NEWER STAINLESS APPLIANCES, NEWER GARAGE DOOR/EXPOXY FLOORING IN GARAGE, EXTERIOR AND INTERIOR RECENTLY PAINTED, REAR DECK UPDATED, 6" GUTTERS INSTALLED, ONE NEW HI EFFICIENT FURNACE, NEWER HOT WATER TANK, SOME NEW WINDOWS, SOME BATHROOM POTTERY, TAPS AND SINKS REPLACED & SOME NEW LIGHT FIXTURES. COPPER PIPING AND ELECTRICAL HAVE BEEN UPDATED. This is a great OPPORTUNITY for your family to move into this amazing community in time for Christmas! Call your favorite realtor today to book your personal showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343008
Bedrooms	4
Bathrooms	4
Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey Split
Total Living Area:	1,894.92 sq. ft.
Main Level Finished Area:	1,223.79 sq. ft.
Upper Level Finished Area:	671.13 sq. ft.
Below Grade Finished Area:	996 sq. ft.
Acreage:	No
Lot Area:	9,041 sq. ft.
Lot Frontage:	60'1¼"
Front Exposure:	Southeast
Unit Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7710954
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	House
Roof:	Concrete
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Glass Doors, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Outdoor Patio Set, Outdoor BBQ, 4 High Kitchen Chairs, Garage Refrigerator, 2 Outdoor Security Cameras, Shed
Restrictions:	None Known
Main Floor	Dining Room · 11'11" × 9' ·
Main Floor	Family Room · 16'7" × 11'6" ·
Main Floor	Kitchen · 18'5" × 11'6" ·
Main Floor	Living Room · 17' × 14'10" ·
Main Floor	Bedroom · 9'9" × 9'8" ·

Upper Level	Bedroom · 11'2" × 9' ·
Upper Level	Bedroom · 11'2" × 10' ·
Upper Level	Bedroom - Primary · 14'3" × 11'7" ·
Lower Level	Game Room · 23'10" × 20'3" ·
Lower Level	Storage · 5'5" × 4'6" ·
Lower Level	Furnace/Utility Room · 26'3" × 21'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Quartz Counters, Sauna
Exterior Features:	Barbecue, BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn, No Back Lane, Pie Shaped Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-edgemont-rise-nw-calgary-a2343008/

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