21 Edgebrook Park NW

Calgary | Active | MLS® A2355921

$814,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1997**	**1,966.26 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Open House Saturday October 25th, from 2:00-4:00 PM. Welcome to this beautifully maintained, fully developed two-storey home built by Shane Homes, ideally located in the desirable community of Edgemont. Offering a fantastic combination of space, functionality, and convenience, this home provides excellent access to schools, shopping, public transit, and major roadways. The main level features a bright, open-concept layout that is perfect for everyday living and entertaining. Hardwood flooring flows throughout, while the spacious kitchen offers plenty of cabinetry and counter space, a large island with eating bar, walk-through pantry, and a bright breakfast nook. The generous great room provides a comfortable gathering space, complemented by a versatile flex room, convenient main-floor laundry, and a two-piece powder room. Upstairs, the spacious primary retreat features skylights that fill the room with natural light, along with a four-piece ensuite complete with a jetted tub and separate shower, plus a walk-in closet. Two additional well-sized bedrooms and a four-piece main bathroom complete the upper level. The fully developed lower level offers excellent additional living space, including a fourth bedroom, large recreation room, three-piece bathroom, and a generous storage/utility room. Outside, the property has been well cared for and features a fully landscaped and fenced yard, along with a double attached, heated and insulated garage. With plenty of space for the whole family and a sought-after Edgemont location, this home is ready to welcome its next owners. Quick possession is available-book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355921
Bedrooms	4
Bathrooms	4
Year Built	1997
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

Total Living Area:	1,966.26 sq. ft.
Main Level Finished Area:	1,084.68 sq. ft.
Upper Level Finished Area:	881.57 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,457 sq. ft.
Lot Frontage:	42'
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1997 (Age: 29)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9612551
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$86.52
City Quadrant:	Northwest
Community:	Edgemont
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11' × 10'3" ·
Main Floor	Kitchen · 15'4" × 13'3" ·
Main Floor	Living Room · 20'6" × 17'5" ·
Main Floor	Office · 11'6" × 9'2" ·
Main Floor	Foyer · 7'7" × 6'9" ·
Main Floor	Laundry · 7'11" × 7'3" ·
Upper Level	Bedroom - Primary · 16'6" × 11'9" ·
Upper Level	Bedroom · 13'8" × 9'8" ·

Upper Level	Bedroom · 11'7" × 11'1" ·
Lower Level	Bedroom · 10'4" × 9'6" ·
Lower Level	Game Room · 26'5" × 19'6" ·
Lower Level	Furnace/Utility Room · 29'10" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home
Exterior Features:	Lighting, Other, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/21-edgebrook-park-nw-calgary-a2355921/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.