251 Edgebrook Rise NW

Calgary | Active | MLS® A2356427

$699,999









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1994**	**1,869.87 sq. ft.**

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Listed by Royal LePage Solutions

A closer look

Welcome to this beautifully maintained, fully finished two-storey walkout home in the sought-after community of Edgemont, offering breathtaking views overlooking Nose Hill Park. Featuring 5 spacious bedrooms, 3.5 bathrooms, and a bright, open-concept design, this impressive family home offers the perfect combination of comfort, elegance, and functionality. The main floor showcases gleaming hardwood flooring, soaring 17-foot ceilings, and a stunning two-sided fireplace that creates a warm and inviting atmosphere. A formal dining room, private home office with built-in cabinetry and elegant French doors, and a spacious eat-in kitchen with a corner pantry provide exceptional space for everyday living and entertaining. A convenient laundry room and powder room complete the main level. Upstairs, you'll find four generously sized bedrooms and two full bathrooms, including a spacious primary suite with a walk-in closet and private four-piece ensuite. The fully developed walkout basement offers exceptional flexibility, featuring a spacious recreation room with a cozy gas fireplace, a fifth bedroom, a full bathroom with a jetted tub and separate shower, a fully equipped kitchen, and a dedicated laundry area. With its walkout access and independent living amenities, the basement offers excellent potential for a self-contained suite, ideal for extended family, multigenerational living, or potential rental use, subject to municipal approvals and applicable regulations. Step outside to enjoy the beautifully landscaped backyard, complete with a deck and patio, ideal for relaxing, entertaining, and enjoying the sunshine. Prime Edgemont Location: Conveniently situated near parks, playgrounds, excellent schools, public transit, shopping, and everyday amenities, with beautiful views of Nose Hill Park. An exceptional opportunity to own a spacious, versatile family home with a fully developed walkout basement and excellent suite potential in one of Calgary's most desirable communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356427
Bedrooms	5
Bathrooms	4
Year Built	1994
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:	1,869.87 sq. ft.
Main Level Finished Area:	979.74 sq. ft.
Upper Level Finished Area:	890.13 sq. ft.
Below Grade Finished Area:	944.02 sq. ft.
Acreage:	No
Lot Area:	4,779 sq. ft.
Lot Frontage:	30'2"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1994 (Age: 32)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9411276
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Inclusions:	Shed in the backyard
Restrictions:	None Known
Main Floor	Breakfast Nook · 12'8" × 9' ·
Main Floor	Dining Room · 12'11" × 9'6" ·
Main Floor	Hall · 21'9" × 14'11" ·
Main Floor	Kitchen · 11'7" × 8' ·
Main Floor	Laundry · 7'6" × 5'8" ·
Main Floor	Living Room · 15'1" × 12' ·
Main Floor	Office · 11'8" × 11'4" ·
Main Floor	Pantry · 13' × 0' ·

2nd Floor	Bedroom · 11'8" × 11' ·
2nd Floor	Bedroom · 10'9" × 10'1" ·
2nd Floor	Bedroom · 11'11" × 10'1" ·
2nd Floor	Walk-In Closet · 8' × 0' ·
2nd Floor	Hall · 15'10" × 5'11" ·
2nd Floor	Bedroom - Primary · 14'11" × 11'8" ·
Basement	Bedroom · 19' × 9'11" ·
Basement	Hall · 16'2" × 7'3" ·
Basement	Kitchen · 14'4" × 8'4" ·
Basement	Game Room · 16'10" × 9'8" ·
Basement	Furnace/Utility Room · 12'7" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Pantry, Separate Entrance
Exterior Features:	Garden, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Garden
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/251-edgebrook-rise-nw-calgary-a2356427/

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