300 Edgehill Drive NW

Calgary | Active | MLS® A2359419

$765,000









Bedrooms	Bathrooms	Year Built	Living area
6	**3**	**1978**	**1,265.02 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Five Star Realty

A closer look

FULLY RENOVATED | ILLEGAL SUITE | 6 BEDS | 3 BATH | 2 LAUNDRIES | BRAND NEW ROOF, WINDOWS, DRIVEWAY & MORE | Welcome to 300 Edgehill Drive NW, a beautiful and fully renovated cozy home designed to impress. Offering an incredible amount of space and premium upgrades, this property features a total of 6 bedrooms, 3 bathrooms, a separate walk-out lower level, and dual laundry setups-making it perfect for large families or excellent investment potential.

The impressive curb appeal begins with a newly poured concrete driveway, a new garage door with sleek tinted glass inserts, a brand-new roof, new windows, and new soffit and fascia. A cozy covered porch welcomes you to the front door. Step inside to a bright, sun-drenched open-concept layout. A stunning double-sided original oak railing immediately catches your eye and sets a sophisticated tone for the home. The beautiful step-down living room is incredibly cozy, featuring three large windows that flood the space with natural light, and a custom TV cabinet built around a Napoleon electric fireplace. Directly adjacent is a large dining area perfect for family gatherings, highlighted by a custom black-and-white feature wall. The expansive chef's kitchen is a standout feature, offering an abundance of storage, a pantry, a large island, and quartz countertops throughout. The entire main level shines with modern recessed lighting, brushed gold fixtures, and brand-new stainless steel appliances, completed by a dedicated laundry room and convenient garage access.

Upstairs, you will find three large bedrooms, including the primary retreat. This level features two fully remodeled bathrooms-a 3-piece main bath and a private 4-piece ensuite-both finished with high-end luxury details.

The lower levels offer incredible flexibility, accessible via a private separate walk-out entrance. The first lower level features a spacious family room with a cozy second fireplace (gas), a second laundry area with plenty of storage cabinets, and a fully updated 3-piece bathroom. Down on the second lower level, there are two additional good-sized bedrooms with proper egress windows, along with a fully functioning second kitchen equipped with tons of storage and its own set of stainless steel appliances. This home truly offers a rare combination of space, style, and versatility. Step outside into your private backyard oasis. Backing directly onto a quiet playground with handy back-alley access, this outdoor space features beautiful, mature green hedges that create a natural privacy fence. A charming brick patio area provides the perfect setup for summer BBQs, entertaining, and relaxing. Call your favorite Realtor today to book a private tour if the lovely home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359419
Bedrooms	6
Bathrooms	3

Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	4 Level Split
Total Living Area:	1,265.02 sq. ft.
Main Level Finished Area:	1,265.02 sq. ft.
Below Grade Finished Area:	1,188.86 sq. ft.
Acreage:	No
Lot Area:	5,285 sq. ft.
Lot Frontage:	36'10¾"
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	7811409

Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Electric, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Electric Dryer Hookup, Gas Dryer Hookup, Lower Level, Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Electric Range, Gas Range, Range Hood, Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 10'9" × 9'3" ·
Main Floor	Kitchen · 15'3" × 10'8" ·
Main Floor	Laundry · 9' × 3'3" ·

Main Floor	Living Room · 15' × 13' ·
2nd Floor	Bedroom · 13'9" × 9' ·
2nd Floor	Bedroom · 11'4" × 8'7" ·
2nd Floor	Bedroom - Primary · 12'5" × 12' ·
Lower Level	Bedroom · 11'2" × 9'9" ·
Lower Level	Family Room · 17'2" × 12'11" ·
Lower Level	Laundry · 10'4" × 5'9" ·
Basement	Furnace/Utility Room · 10'9" × 8'11" ·
Suite	Bedroom · 11'4" × 9'9" ·
Suite	Bedroom · 13' × 8'6" ·
Suite	Kitchen · 12'8" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Front Porch, Side Porch
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Gentle Sloping, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/300-edgehill-drive-nw-calgary-a2359419/

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

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