3036 Exshaw Road NW

Calgary | Active | MLS® A2352337

$1,899,000









Bedrooms	Bathrooms	Year Built	Living area
6	6	2019	3,500 sq. ft.

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Listed by Jessica Chan Real Estate & Management Inc.

A closer look

JUST STEPS FROM WILLIAM ABERHART HIGH SCHOOL! This 2019-built custom two-storey home on a 50ft x 120ft lot in Banff Trail offers 4+2 Bedrooms, 5.5 Bathrooms, and 5,092 sq.ft. of total developed living space. Every Upper Level Bedroom enjoys its own private Ensuite for comfort and privacy.

Step into the spacious Foyer and the Main Level opens up before you, with 10ft ceilings and gleaming hardwood flooring throughout. The Living Room rises a full 20ft open to above, giving the home a grand sense of space. The front Den, with recessed ceiling, cove lighting, and built-in cabinetry, serves as a quiet Home Office. The formal Dining Room, with built-in cabinet and wine rack, shares a two-sided stone gas fireplace with the Family Room. The chef-inspired Kitchen is anchored by an oversized centre island with quartz countertop, prep sink, and built-in eating counter for casual dining. Full-height cabinetry with under-cabinet lighting, a walk-in Pantry, and a full KitchenAid package with commercial-grade gas cooktop, hood fan, convection wall oven, microwave, French door refrigerator, and dishwasher complete the space. Double sliding patio doors in the Family Room open to the rear Patio and the backyard.

Beneath a cascading crystal chandelier, the open-riser staircase with glass railings leads to the Upper Level, where hardwood flooring continues throughout, along with 9ft ceilings and a Loft overlooking the Living Room. The beautiful Primary Retreat features a Walk-In Closet with custom organizers and a luxurious 6-piece Ensuite with freestanding soaker tub, glass shower with rain head and bench, and double vanity. Three additional Bedrooms each have a private 4-piece Ensuite. The Laundry Room with sink and quartz counters located on second level adds everyday convenience.

The fully developed Basement offers higher ceilings, extensive engineered hardwood, and in-floor heating. Designed for entertaining, it includes a massive Recreation Room with pool table, a Wet Bar with stone-backed wine display and wine storage room, two well-sized Bedrooms, and a 3-piece Bathroom.

Step outside to the fully fenced, low-maintenance backyard with a Patio, gas BBQ line, and paved walkway, plus a triple detached garage with back lane access. Additional highlights include built-in speakers, central vacuum, two furnaces, a water softener, and a tankless hot water system.

Life in Banff Trail keeps everything close. Mornings start with a short walk to school or a quick ride from the nearby C-Train Stations, while the University of Calgary and Foothills Medical Centre are only minutes away. Confederation Park and Golf Course offer green space for walks and recreation, McMahon Stadium is close by for game days, and Brentwood Village covers everyday shopping. Crowchild Trail and 16 Avenue NW make getting downtown or heading to the mountains effortless.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352337
Bedrooms	6

Bathrooms	6
Year Built	2019
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:	3,500 sq. ft.
Main Level Finished Area:	1,815 sq. ft.
Upper Level Finished Area:	1,685 sq. ft.
Below Grade Finished Area:	1,592 sq. ft.
Acreage:	No
Lot Area:	6,006 sq. ft.
Lot Frontage:	50'1¼"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2019 (Age: 7)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	6.0 (Full:5, Half:1)

Num Ensuite Baths:	4
Plan:	907GS
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Dining Room, Double Sided, Family Room, Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Garage Faces Rear, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	Pool Table
Restrictions:	None Known

Main Floor	Living Room · 16' × 10'10" ·
Main Floor	Dining Room · 15'3" × 12' ·
Main Floor	Kitchen · 18'1" × 16'8" ·
Main Floor	Family Room · 18'10" × 15'2" ·
Main Floor	Den · 12'8" × 11'4" ·
Upper Level	Bedroom - Primary · 16' × 13'2" ·
Upper Level	Bedroom · 13'7" × 9'10" ·
Upper Level	Bedroom · 15' × 11' ·
Upper Level	Bedroom · 12'7" × 11'7" ·
Upper Level	Loft · 19'3" × 11'3" ·
Basement	Game Room · 30'8" × 15'7" ·
Basement	Bedroom · 14'5" × 10'3" ·
Basement	Bedroom · 14'3" × 13'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3036-exshaw-road-nw-calgary-a2352337/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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