313 Edgebank Circle NW

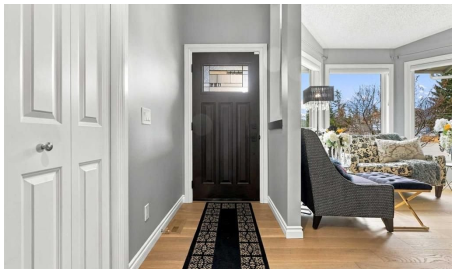
Calgary | Active | MLS® A2358339

$1,099,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1988**	**2,110.66 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Some homes have renovations; others reflect an uncompromising commitment to quality in virtually every detail. Welcome to 313 Edgebank Circle NW, an exceptional Edgemont family home with over $500,000 in documented improvements. From premium materials and custom craftsmanship to luxury fixtures and finishes, quality is evident throughout.

Set on a quiet, family-friendly street backing onto treed green space, this home enjoys winding pathways, park benches and quick access to a nearby playground. An elementary school with an expanded, upgraded playground is just around the corner, with a junior high also nearby in Edgemont-an outstanding setting for families.

The quality extends beyond what you see. Major improvements include complete replacement of Poly-B plumbing with PEX, James Hardie board siding, 21 replacement vinyl windows, Class 4 roof shingles, upgraded foundation drainage and waterproofing, and a premium Trane heating and cooling system with heat pump and air conditioning. A Rinnai tankless hot water system adds comfort and efficiency.

The kitchen showcases thoughtful design and exceptional craftsmanship, with custom cabinetry featuring MDF uppers, maple lower cabinets and pantry, dovetailed hickory drawer boxes, luxury hardware, extensive soft-close pullouts and premium granite countertops. Custom lighting and excellent storage complement a Bosch induction range and speed oven, Frigidaire Professional refrigerator, and Miele dishwasher and hood fan. The open kitchen and family room flow together beautifully, with Mirage White Oak engineered hardwood flooring throughout and a gas fireplace creating a warm, inviting gathering space.

Upstairs, the professionally remodelled primary ensuite offers a spa-like retreat with Italian porcelain tile, an expanded custom shower with rain shower and handheld fixtures, heated floors, quartz countertops, glass vessel sinks, a freestanding soaker tub and premium Italian faucets. The updated main bathroom also features porcelain tile and quality Riobel fixtures.

The fully developed basement adds a professionally finished bedroom, three-piece bathroom and generous recreation space-ideal for guests, family or a kids' retreat.

Outdoor living is equally impressive, with approximately 700 sq. ft. of western red cedar deck, mature trees, professional landscaping, established garden beds, drip irrigation and a charming artisan shed to complete the backyard.

More than a renovated home, this is a property where exceptional quality, professional workmanship and thoughtful investment are evident at every turn. With an outstanding location and unmistakable pride of ownership, this Edgemont home is truly special.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2358339
Bedrooms	4
Bathrooms	4
Year Built	1988
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:	2,110.66 sq. ft.
Acreage:	No
Lot Area:	5,489 sq. ft.
Lot Frontage:	50'
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1988 (Age: 38)
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:	8711441
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	House
Roof:	Fiberglass
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	DOWNSTAIRS FURNITURE, GRAND PIANO, OUTDOOR DECK DINING TABLE, PROPANE BBQ, RAIN BARRELS AND SOME OTHER ITEMS AVAILABLE TO BUY, ADDED IN PURCHASE CONTRACT

Restrictions:	None Known
Main Floor	Breakfast Nook · 9'7" × 7' ·
Main Floor	Dining Room · 15'1" × 11'1" ·
Main Floor	Family Room · 19' × 14' ·
Main Floor	Kitchen · 19'6" × 12'2" ·
Main Floor	Living Room · 17'4" × 16'6" ·
Main Floor	Mud Room · 8'3" × 6'8" ·
2nd Floor	Bedroom · 14'6" × 9'3" ·
2nd Floor	Bedroom · 14'5" × 9'3" ·
2nd Floor	Bedroom - Primary · 20'9" × 14'4" ·
Lower Level	Bedroom · 12'5" × 9'11" ·
Lower Level	Bonus Room · 19'11" × 11' ·
Lower Level	Game Room · 20'2" × 15'4" ·
Lower Level	Storage · 13'10" × 9'3" ·
Lower Level	Furnace/Utility Room · 14'4" × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Many Trees, No Back Lane, No Neighbours Behind, Private, Sloped Down
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/313-edgebank-circle-nw-calgary-a2358339/

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

Data was last updated November 23, 2026 at 12:05 PM (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.