# 505 Edgebank Place NW

Calgary | Active | MLS® A2346209

**$849,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **1988** | **1,385 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

RARELY DOES A BUNGALOW OFFER THIS MUCH SPACE, PRIVACY AND VERSATILITY. Beautifully positioned on a large corner lot along a quiet cul-de-sac, this tastefully updated five-bedroom, three-and-a-half-bathroom residence offers 2,593 sq. ft. of total developed living space. With a west-facing frontage and sun-filled east-facing backyard, the home backs directly onto walking paths connecting to neighbourhood parks and an extensive trail system, creating a wonderful balance of privacy, nature and convenience. The exterior has been thoughtfully maintained, with the roof and siding replaced in 2014, while the oversized 22’ x 20’ attached garage features impressive 11’ ceilings and excellent additional storage potential.

Inside, a warm and sophisticated interior has been thoughtfully updated throughout, creating spaces that feel both polished and exceptionally comfortable. The main living area is anchored by a beautiful gas fireplace, while large windows invite natural light into the home. Designed with functionality in mind, the kitchen features quartz countertops, abundant cabinetry, stainless steel appliances and a timeless farmhouse sink perfectly positioned beneath a window overlooking the yard. The spacious primary retreat offers a walk-in closet and private full ensuite, while two additional bedrooms provide the flexibility so often missing from bungalow living.

The fully developed lower level dramatically expands the home’s possibilities, with two large additional bedrooms, a fully renovated bathroom, spacious recreation room and an impressive dedicated home gym. Whether accommodating teenagers, overnight guests, extended family or creating private work and wellness spaces, this lower level delivers exceptional versatility while bringing the home’s total bedroom count to a rare five.

THE BACKYARD IS A DESTINATION IN ITSELF. Professionally landscaped and designed for effortless outdoor living, the private east-facing yard offers multiple seating and entertaining areas surrounded by mature landscaping. Gather around the outdoor fire pit, unwind in the hot tub, host summer dinners with the convenience of a dedicated gas line for the BBQ, or step directly onto the pathway system for an evening walk. A discreet dog run along the side of the home adds another thoughtful element of functionality without compromising the beautifully landscaped grounds.

Offering the ease of bungalow living without sacrificing space, this exceptional home brings together five bedrooms, 3.5 bathrooms, 2,593 sq. ft. of developed living space, an oversized garage, a beautifully landscaped corner lot and direct access to walking trails-all from a peaceful cul-de-sac setting. Tastefully updated, wonderfully private and designed to be enjoyed in every season, this is a truly special property that feels as impressive as it does inviting.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346209 |
| **Bedrooms** | 5 |
| **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:** | Bungalow |
| **Total Living Area:** | 1,385 sq. ft. |
| **Below Grade Finished Area:** | 1,208.6 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,135 sq. ft. |
| **Lot Frontage:** | 39'11" |
| **Front Exposure:** | West |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 1988 (Age: 38) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8810639 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Cork, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Basement, Laundry Room |
| **City Quadrant:** | Northwest |
| **Community:** | Edgemont |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | (All) Window Coverings, (All) Light Fixtures, TV Brackets, Hot Tub, Basement Refrigerator |
| **Restrictions:** | None Known |
| **Main Floor** | Foyer · 5' × 5' · |
| **Main Floor** | Dining Room · 14'6" × 8'6" · |
| **Main Floor** | Kitchen · 13'7" × 11'4" · |

| | |
|---|---|
| **Main Floor** | Living Room · 21'4" × 11'4" · |
| **Main Floor** | Bedroom - Primary · 14'7" × 10'11" · |
| **Main Floor** | Walk-In Closet · 8'2" × 4'5" · |
| **Main Floor** | Bedroom · 10'2" × 9'5" · |
| **Main Floor** | Bedroom · 9'10" × 8'11" · |
| **Main Floor** | Hall · 17'7" × 3'2" · |
| **Basement** | Game Room · 18'10" × 12'9" · |
| **Basement** | Storage · 17'9" × 6'10" · |
| **Basement** | Bedroom · 13'10" × 10'9" · |
| **Basement** | Family Room · 18'10" × 14'2" · |
| **Basement** | Furnace/Utility Room · 11' × 11' · |
| **Basement** | Bedroom · 13'5" × 9'11" · |
| **Basement** | Hall · 10'3" × 8'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Bookcases, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | BBQ gas line, Fire Pit, Private Entrance |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-CG |

| | |
|---|---|
| **Listed Date:** | Sep 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/505-edgebank-place-nw-calgary-a2346209/

## 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.