52 Edgeland Road NW

Calgary | Active | MLS® A2331818

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1985**	**1,372.82 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

First-time offered in over 30years is this lovely split-level home here in the highly-desirable family community of Edgemont. Walking distance to 2 off-leash dog parks & the tennis courts, this fully finished 4-level split enjoys 3 bedrooms & 2.5 bathrooms, oversized 2 car garage, eat-in oak kitchen, loads of storage space & is available for quick possession…all on this wonderful 0.18 acre pie shaped lot with mature trees & lots of room for the kids to play. With over 2300sqft of living space spread over 4 levels, you will just love the family-friendly design of this custom-built home with its eye-catching living room with dramatic floor-to-ceiling windows & vaulted ceilings, open to the formal dining room making this space just perfect for entertaining. The oak kitchen has excellent cabinet & counter space, tile floors & a spacious dining nook with access out to the backyard deck. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, views of the backyard & ensuite with granite counters & tile floors. The 3rd level is finished with a huge family room with wood-burning fireplace, wet bar & powder room. Laundry/furnace room is on the 4th level along with a massive crawlspace & access into the oversized garage with its own crawlspace for more storage space. The backyard is fenced & landscaped, complete with deck & gate to the back lane. Additional features include the sunny Southeast-facing balcony off the living room, Hunter Douglas blinds & new hot water tank @ 2017. Dynamite location just minutes to all neighbourhood parks & schools, Edgemont Superstore complex, Edgemont Athletic Club & bus stops, plus easy access to major roadways giving you a quick commute to popular Northwest Calgary amenities & hotspots, major retail centers & hospitals, LRT, University of Calgary & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331818
Bedrooms	3
Bathrooms	3
Year Built	1985
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:	4 Level Split
Total Living Area:	1,372.82 sq. ft.
Main Level Finished Area:	694.31 sq. ft.
Upper Level Finished Area:	678.51 sq. ft.
Below Grade Finished Area:	954.99 sq. ft.
Acreage:	No
Lot Area:	7,760 sq. ft.
Lot Frontage:	34'5"
Front Exposure:	Southeast
Unit Exposure:	Southeast
Levels:	4 Level Split
Total Rooms Above Grade:	7
Year built:	1985 (Age: 41)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8011564
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas Starter, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Sink
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'2" × 14'6" ·
Main Floor	Dining Room · 11'7" × 10'2" ·
Main Floor	Kitchen · 10'9" × 9'5" ·
Main Floor	Nook · 9'5" × 7'4" ·
2nd Floor	Bedroom - Primary · 12'10" × 12'9" ·
2nd Floor	Bedroom · 10'11" × 9'7" ·
2nd Floor	Bedroom · 10'11" × 8'6" ·
3rd Floor	Family Room · 24'4" × 22'10" ·

Basement	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Central Vacuum
Exterior Features:	Balcony, Garden, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Sloped Up, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-edgeland-road-nw-calgary-a2331818/

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.