

# \$849,900 - 296 Edgebank Circle Nw, Calgary

MLS® #A2201472

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,345 sqft  
Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Exceptional Location in Edgemont Discover unparalleled value in this beautifully maintained 2-storey home, perfectly situated on a peaceful street with no sidewalks to shovel. This prime location offers unparalleled convenience, being within walking distance to Edgemont School, shopping centers, gas stations, coffee shops, restaurants, scenic walking paths, and the renowned Nose Hill Park. Just minutes away are Superstore, Hamptons Co-op, Hamptons Golf Club, and the new TNT Supermarket in Sage Hill. Step into the tiled entrance, featuring soaring 2-storey ceilings and an elegant circular staircase with oak railings, setting the tone for this impressive home. The main floor boasts gleaming hardwood floors in the spacious living, dining, and family rooms, while the kitchen features tile flooring, a large eating nook, and plenty of space for culinary creativity. A convenient 2-piece bath and a mudroom with laundry complete the main level. The family room, anchored by a cozy fireplace and built-in oak cabinetry, is perfect for gatherings. Ascend the stunning circular staircase to the second floor, where you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite. A skylight brightens the 4-piece main bathroom, and the oversized second bedroom provides versatile space for your needs. The developed basement expands your living options with a large bedroom, a 3-piece bath, a family room, and a



flexible great room or gym area. Additional upgrades include a new furnace (2022), a newer hot water tank, and a newer roof, ensuring peace of mind for years to come. Step outside to enjoy the backyard oasis, complete with a large brick patio—perfect for relaxation and outdoor entertaining. Nestled in the sought-after community of Edgemont in NW Calgary, this home offers easy access to green spaces, walking and bike paths, Nose Hill Park, tennis courts, fitness facilities, and top-rated schools, including Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. Commuting is effortless with major routes such as John Laurie Boulevard, Crowchild Trail, and Stoney Trail, providing quick access to the University of Calgary, Dalhousie LRT station, Foothills Hospital, downtown, the airport, and shopping hubs like Cross Iron Mills, Beacon Hill (with Costco), and more. Don't miss this opportunity to live in one of Calgary's most desirable neighborhoods. Book your private viewing today!

Built in 1989

### Essential Information

MLS® #	A2201472
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,345
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	296 Edgebank Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4V9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	21
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.