

# \$799,900 - 614 Edgebank Place Nw, Calgary

MLS® #A2223397

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,846 sqft

Residential on 0.18 Acres

Edgemont, Calgary, Alberta

**UPGRADES & LIFESTYLE** – This beautifully renovated 4-bedroom two-storey split is nestled in a quiet cul-de-sac and backs directly onto greenspace and walking paths in the highly sought-after community of Edgemont! Sitting on a spacious 7,171 sq ft lot, this move-in-ready gem boasts a long list of recent upgrades including newer roof & siding, new plumbing, new furnace & central A/C (2020), and a pressure-treated deck (2016). Just steps from top-rated schools and Nose Hill Park, this is the ideal home for families seeking space, comfort, and connection to nature. Step into a bright, open-concept main level with soaring vaulted ceilings, bay windows, and a welcoming living and dining area. The sunny oak kitchen offers ample cabinetry and a cozy breakfast nook with deck access, perfect for morning coffee. Relax in the inviting family room with built-in bookcases and a gas fireplace, or use the main floor den/office or 4th bedroom for flexible living. Upstairs features 3 spacious bedrooms including a luxurious primary suite with a renovated 5-piece ensuite (2020) offering a double vanity, soaker tub, and large walk-in closet. The fully finished basement expands your living space with two large rec rooms, a den with French doors, and abundant storage. Enjoy a massive backyard with direct access to walking trails, perfect for family fun or peaceful evenings. Don't miss your chance to own this rare Edgemont treasure – an unbeatable location, timeless updates,



and exceptional value! SORRY, OPEN HOUSE WERE CANCELLED BECAUSE SELLERS JUST ACCEPTED A CONDITIONAL OFFER.

Built in 1989

### Essential Information

MLS® #	A2223397
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	614 Edgebank Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4V7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Walk-In Closet(s), French Door, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
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