

\$786,000 - 83 Edgebrook Circle Nw, Calgary

MLS® #A2227978

\$786,000

5 Bedroom, 4.00 Bathroom, 2,034 sqft
Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully maintained family home in the highly sought-after community of Upper Edgemont, ideally situated on a quiet, tree-lined street. Lovingly cared for by the original owner for the past 23 years, this home offers a fantastic layout with numerous recent upgrades including fresh paint throughout, new window coverings on the main and in the primary bedroom. Perfect for families, this location offers easy access to top-ranked schools—Tom Baines Junior High and Winston Churchill High School—as well as a short commute to the University of Calgary, SAIT, Foothills Hospital, Alberta Children's Hospital, and the expansive Nose Hill Park. You'll also enjoy being minutes from major shopping destinations such as Superstore, Co-op, Costco, Home Depot, and Walmart. The main floor features a welcoming front living room with a formal dining area, a spacious den, and a laundry room conveniently located off the garage. The updated kitchen includes a large center island, granite countertops, stainless steel appliances, a corner pantry, and a corner sink with garburator. Just off the kitchen, step out onto the back deck—perfect for summer BBQs. The open-concept family room features 9-foot ceilings and a cozy gas fireplace, creating an ideal space to gather and unwind. Hardwood and tile flooring flow throughout most of the main level. Upstairs, you'll find four generously sized bedrooms including a bright and airy primary suite with ample closet space and a



full 4-piece ensuite. A large skylight fills the upper floor with natural light. The fully developed walkout basement adds excellent living space, with a sprawling rec/games room, an additional bedroom, and a full bathroom—perfect for guests, teens, or extended family. On the exterior we have brand-new shingles, gutters, and eavestroughs. Located near parks and pathways, this home is move-in ready and waiting for your family to enjoy all that Edgemont has to offer. Photos have been digitally staged to show some different layouts and styles.

Built in 1994

Essential Information

MLS® #	A2227978
Price	\$786,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	83 Edgebrook Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Mission Real Estate
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