

\$1,099,000 - 44 Edcath Rise Nw, Calgary

MLS® #A2271440

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,296 sqft

Residential on 0.17 Acres

Edgemont, Calgary, Alberta

Welcome to 44 Edcath Rise NW in the beloved community of Edgemont—where this warm, inviting family home feels especially magical during the holidays. Set on a sunny, large pie-shaped lot backing onto green space & school, this property offers over 3,500 sq. ft. of developed living space, four bedrooms, and three-and-a-half bathrooms.

Inside, vaulted ceilings, skylights, and oak hardwood flooring create a bright, festive atmosphere. The spacious living and dining areas are perfect for holiday gatherings, while the beautifully renovated kitchen features a large island, high-end appliances, and a cozy nook with access to the backyard—complete with a tiered deck, plenty of play space, and a charming treehouse.

The family room's wood-burning fireplace adds classic Christmas warmth. A half bath and a well-organized massive mudroom complete the main floor. Upstairs offers three generous bedrooms, including a serene primary suite with a spa-like ensuite and a walk-in closet.

The fully finished basement provides even more space for games, movie nights, or hosting guests, with a large rec room, bedroom, 3-piece bath, laundry area, and abundant storage. Recent updates include kitchen, newer windows, rubber roof, furnace, hot water tanks, insulation—and solar panels with a 25-year warranty, offering excellent long-term savings on electricity.

With an oversized driveway, attached double



garage, and close proximity to schools, transit, and amenities. This is the perfect Holiday gift for the entire family.

Schedule your viewing todayâ€”your dream home is waiting!

Built in 1984

Essential Information

MLS® #	A2271440
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,296
Acres	0.17
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Edcath Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3T1

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island,
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	Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Wood Burning, Gas Starter, Glass Doors
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Treed
Roof	Rubber
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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