# \$648,846 - 40 Edgeford Road Nw, Calgary

MLS® #A2216755

### \$648,846

4 Bedroom, 3.00 Bathroom, 1,256 sqft Residential on 0.10 Acres

Edgemont, Calgary, Alberta

40 Edgeford Road NW | 1,836 SF Of Developed Living Area | Nestled In The Heart Of Desirable Edgemont | Four-Level Split Home Offers Timeless Charm & An Unbeatable Location | Backing Onto A Park | 3 Bedroom Home Boasts Spacious Living Areas, Large Windows Fills The Home With Natural Light & A Cozy Corner Brick Fireplace On The Lower Level, Perfect For Relaxing Evenings | Classic Layout & Solid Structure, This Home Is A Fantastic Opportunity For Those Looking To Renovate | Private Backyard With Direct Park Access | Easy Access To Superstore, Northland & Market Mall, Children & Foothills Hospitals, Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Minutes From Top-Rated Schools & Transit | Nosehill Park To The East Of Edgemont For Even More Green Space! Edgemont Has The Highest Number Of Parks And Playgrounds Compared To Any Other Calgary Neighbourhood! Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | A Rare Find In A Sought-After Community!

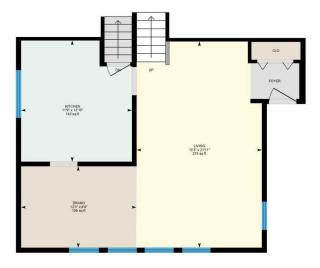
Built in 1979

#### **Essential Information**

MLS® # A2216755
Price \$648,846

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 1,256
Acres 0.10

Year Built 1979

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 40 Edgeford Road Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta

Postal Code T3A 2S6

## **Amenities**

Parking Spaces 2

Parking Alley Access, Garage Door Opener, Double Garage Detached, Garage

**Faces Rear** 

# of Garages 2

#### Interior

Interior Features Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas, Basement, Brick Facing

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Backs on to

Park/Green Space, Level, Treed

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 43

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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