

# \$678,876 - 40 Edgeford Road Nw, Calgary

MLS® #A2202208

**\$678,876**

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

40 Edgeford Road NW | Nestled In The Heart Of Desirable Edgemont | Original 1970s Four-Level Split Home Offers Timeless Charm & An Unbeatable Location | Backing Onto A Park This Three Bedroom Home Boasts Spacious Living Areas, Large Windows That Flood 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 Or Restore Its Vintage Appeal | 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® # A2202208

Price \$678,876



|                |               |
|----------------|---------------|
| 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, Double Garage Detached, Garage Door Opener, 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        | Gas, Mantle, Basement, Brick Facing                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Partially Finished                                                                  |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Level, Rectangular Lot, Treed, Lawn |
| Roof            | Asphalt Shingle                                                                                     |
| Construction    | Brick, Concrete, Vinyl Siding, Wood Frame                                                           |
| Foundation      | Poured Concrete                                                                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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