

# \$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        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Alley Access |
| # 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        | Basement, Brick Facing, Family Room, Gas  |
| 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, |

|              |   |
|--------------|---|
|              | Lawn, Level, Rectangular Lot, Treed       |
| Roof         | Asphalt Shingle                           |
| Construction | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 10            |
| Zoning         | R-CG          |

### **Listing Details**

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

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