

# \$574,900 - 40 Edgeford Road Nw, Calgary

MLS® #A2234345

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

**\*\*Open house Saturday, August 2nd 11 am to 1 pm\*\*** Welcome to 40 Edgeford Rd NW; a classic 4-level split home that's been waiting patiently for someone with vision (and maybe a Pinterest board). With three bedrooms, three bathrooms, and a partially finished basement, this home offers 2,430 total sqft of space, function, and endless potential.

Yes, it's original and proudly so. No questionable renos to undo. Just a solid foundation, a smart layout, and room to make it your own. Outside, you've got alley access to a double detached garage, a playground with green space right out back, and the Edgemont Athletic Club is a short walk away. Mature trees are a highlight on this quiet street.

If you've been waiting for the right location with the freedom to renovate your way, this is it. Bring your ideas and your imagination as this one's ready for its glow-up.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2234345  |
| Price      | \$574,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,247         |
| 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 |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | 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 |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 37              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.