

# \$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	2
Zoning	R-CG

### **Listing Details**

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

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.