

# \$599,900 - 40 Edgeford Road Nw, Calgary

MLS® #A2234345

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

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	\$599,900
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	7
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.