

\$649,900 - 140 Edforth Crescent Nw, Calgary

MLS® #A2118259

\$649,900

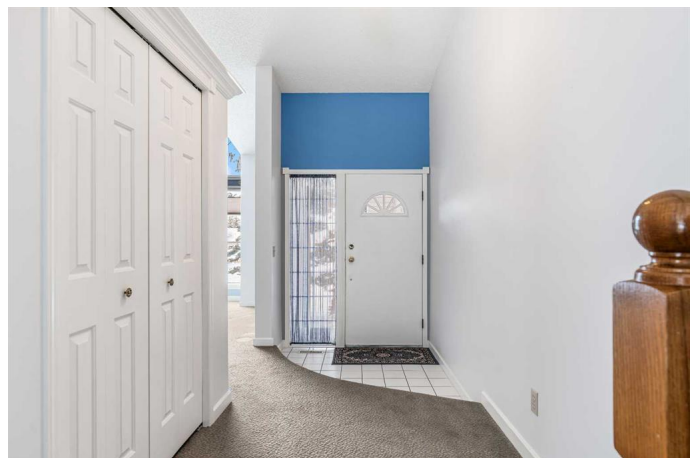
4 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

First time on market! This 4 bedroom/3 full bathroom home situated on a peaceful crescent in Edgemont offers over 2100 sq ft of developed living space plus an unfinished lower level to expand to over 2700 sq ft if desired.

Meticulously maintained by its original owners, this amazing family home is now being offered for the first time to someone new looking to embark on their next chapter. The main floor is light and airy, with vaulted ceilings in the open plan living and dining areas along with large windows that let in an abundance of natural light. Form and function coexist in the eat-in kitchen, which has plenty of counter and cabinet space, an island, and sliding patio doors that open to a large deck in your private backyard. The upper level provides the primary bedroom complete with full ensuite bathroom and a separate dressing room with large mirrored closets, along with 2 additional bedrooms and another full bathroom. The third level adds a sizable living area anchored by a wood-burning fireplace with brick surround together with another bedroom and full bathroom. The possibilities for savvy investors are broadened by a separate entrance that gives private access to the third level from the side of the home. The laundry room and access to the attached double garage complete this level. The established community of Edgemont offers schools, shopping and plenty of recreation with Nose Hill Park just around the corner.



Built in 1984

Essential Information

MLS® #	A2118259
Price	\$649,900
Sold Price	\$681,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	140 Edforth Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning

Has Basement	Yes
Basement	Separate/Exterior Entry, Partially Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gentle Sloping, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 1st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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