

\$539,900 - 77 Edgeford Way Nw, Calgary

MLS® #A2127047

\$539,900

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Welcome to this meticulously maintained little gem two story half duplex in the sought after community of Edgemont. Property has undergone numerous upgrades including all windows and doors, flooring, kitchen cabinets, stove, dishwasher, washer / dryer, furnace, sub pump, landscaping and fencing. The main floor features entrance foyer, good sized living room, well appointed kitchen and half bathroom. Patio doors from kitchen lead to a North facing deck with private fully fenced yard ideal for gardeners, enjoying the sunshine or simple evenings relaxing with the view of the Edgmont hillside. Basement is partially finished, perfect for an additional family area, with utility area / laundry room having plenty of storage and shelving. Parking stall out back with additional street / alley parking available. Numerous schools for all ages within the neighbourhood, convenient public transit and Dalhousie C- Train Station, Edgemont Athletic Club directly across the street, walking distance to small park with playground and convenience store / strip mall, Nose Hill Park is just up the hill for the outdoor enthusiast, property is close to all types of services, shops, grocery stores, etc. and convenient traffic routes to Crowchild and Stoney trail. This is a must see!

Built in 1980

Essential Information



MLS® #	A2127047
Price	\$539,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,121
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	77 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S8

Amenities

Parking Spaces	1
Parking	Carport, Unpaved

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 31st, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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