

\$619,900 - 25 Edgeford Way Nw, Calgary

MLS® #A2170724

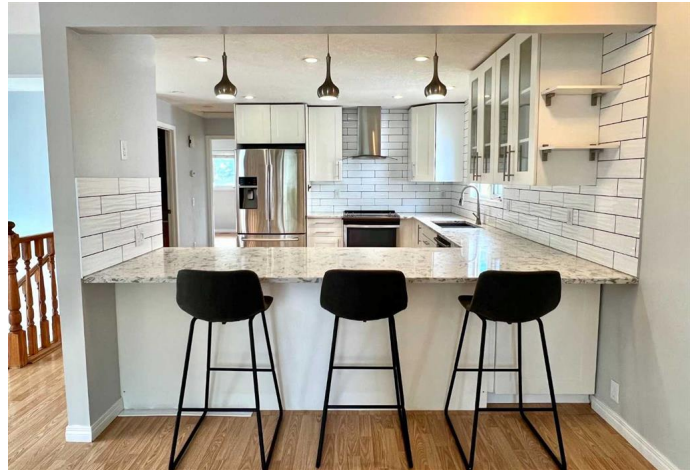
\$619,900

4 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

Welcome to this beautifully upgraded and spacious bi-level home located in the sought-after Edgemont community, situated on an RC-2 lot. As you step inside, you'll be greeted by an open and airy living space, with large windows in the living room and dining area that allow natural light to flood in throughout the day. The modern kitchen has been fully renovated with elegant granite countertops, stylish cabinetry, and plenty of storage space. This single-family home features two levels of equal size, each with its own separate entrance, offering a total of four large bedrooms and two full bathrooms. The basement, with its large windows, is a legal rental suite. It includes a cozy fireplace and a spacious media room with custom-built shelving for sound equipment. Both the main level and basement feature hardwood floors, with the basement flooring newly replaced in 2024. The front of the house offers parking for two vehicles, in addition to a widened, raised double garage with its own furnace and an RV parking space. Outside, you'll find an expansive deck as well as a smaller one, along with front and back lawns perfect for gardening and outdoor activities. Recent upgrades include a new furnace installed in 2023, a relatively new water heater, and well-maintained windows and roofing. The home is conveniently located near Edgemont Elementary School, Tom Baines Junior High, and Sir Winston Churchill High School. Quick access to Crowchild Trail, Stony Trail, and



John Laurie Blvd, as well as nearby Superstore, Costco, gas stations, and convenience stores, makes this home an excellent choice for both personal living or investment.

Built in 1979

Essential Information

MLS® #	A2170724
Price	\$619,900
Sold Price	\$602,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	25 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Stone Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2024
Date Sold	November 25th, 2024
Days on Market	51
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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