

\$569,000 - 13 Edgeford Road Nw, Calgary

MLS® #A2177171

\$569,000

3 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.09 Acres

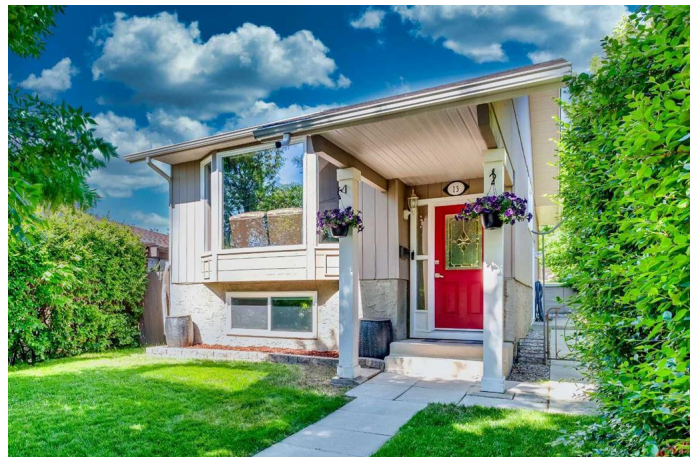
Edgemont, Calgary, Alberta

Welcome to efficient, affordable family living in this beautifully developed bi-level home, featuring a fully self-contained one-bedroom illegal suite in the lower level. Lovingly renovated, this home boasts a stunning kitchen remodel with granite countertops, upgraded cabinets with elegant glass fronts, and stainless steel appliances.

Both the main and lower levels showcase upgraded flooring. The main floor offers two spacious bedrooms and a renovated full bathroom. The lower level includes a one-bedroom illegal suite with a full bathroom, a recreation room, an office, a second kitchen ready for finishing touches and a cozy bedroom. The illegal suite could be a legal secondary suite (subject to approval and permitting by the city)

Other updates include a new roof in 2021, high efficiency furnace, windows, second electrical panel, fresh paint and much more! Nestled in the highly sought-after Edgemont neighborhood, youâ€™ll enjoy close proximity to shops, restaurants, public transit, and easy access to the west for those spontaneous Banff day trips. Donâ€™t miss out on this incredible opportunity to own a well-maintained, versatile home in a prime location!

Built in 1980



Essential Information

MLS® #	A2177171
Price	\$569,000
Sold Price	\$559,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	13 Edgeford Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S5

Amenities

Parking Spaces	1
Parking	On Street, None

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Date Sold	November 26th, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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