

\$648,846 - 40 Edgeford Road Nw, Calgary

MLS® #A2216755

\$648,846

4 Bedroom, 3.00 Bathroom, 1,256 sqft
Residential on 0.10 Acres

Edgemont, Calgary, Alberta

40 Edgeford Road NW | 1,836 SF Of
Developed Living Area | Four-Level Split
Home Backing Onto A Park | 3 Bedroom
Home Boasts Spacious Living Areas, Large
Windows With A Cozy Corner Brick Fireplace
On The Lower Level, Perfect For Relaxing
Evenings.

Built in 1979

Essential Information

MLS® #	A2216755
Price	\$648,846
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,256
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 Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear

of Garages 2

Interior

Interior Features Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Range Hood

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Basement, Family Room, Gas, Brick Facing

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features None

Lot Description Back Lane, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 46

Zoning R-CG

Listing Details

Listing Office Real Broker

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