

# \$529,000 - 83 Edgeford Way Nw, Calgary

MLS® #A2254719

**\$529,000**

5 Bedroom, 3.00 Bathroom, 993 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

**\*\*Open House 1â€“3 pm, Saturday & Sunday, September 6 & 7, 2025\*\*** Presenting a fantastic opportunity in the highly sought-after community of Edgemont, this charming and move-in-ready 5-bedroom bi-level home offers comfort, versatility, and peace of mind with major updates already completed. The bright main level features newer laminate flooring and fresh paint, while the smart bi-level layout allows the fully finished lower level to shine with natural light through large windows, creating a warm and welcoming space with two additional bedrooms and a spacious living room. The basement is thoughtfully laid out and ideal for a future legal secondary suite (subject to City approval). Major updates since 2021 include a new roof, durable metal siding, new hot water tank (2022), new fridge (2023), dishwasher (2022), dryer (2024), and stylish laminate flooring throughout. Enjoy the unbeatable location with easy access to parks, top-rated schools, shopping, and major commuter routes. With its perfect blend of space, upgrades, and location, this is a home you donâ€™t want to miss. Book your private showing today.

Built in 1979

## Essential Information

MLS® #                   A2254719

Price                     \$529,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	993
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	83 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

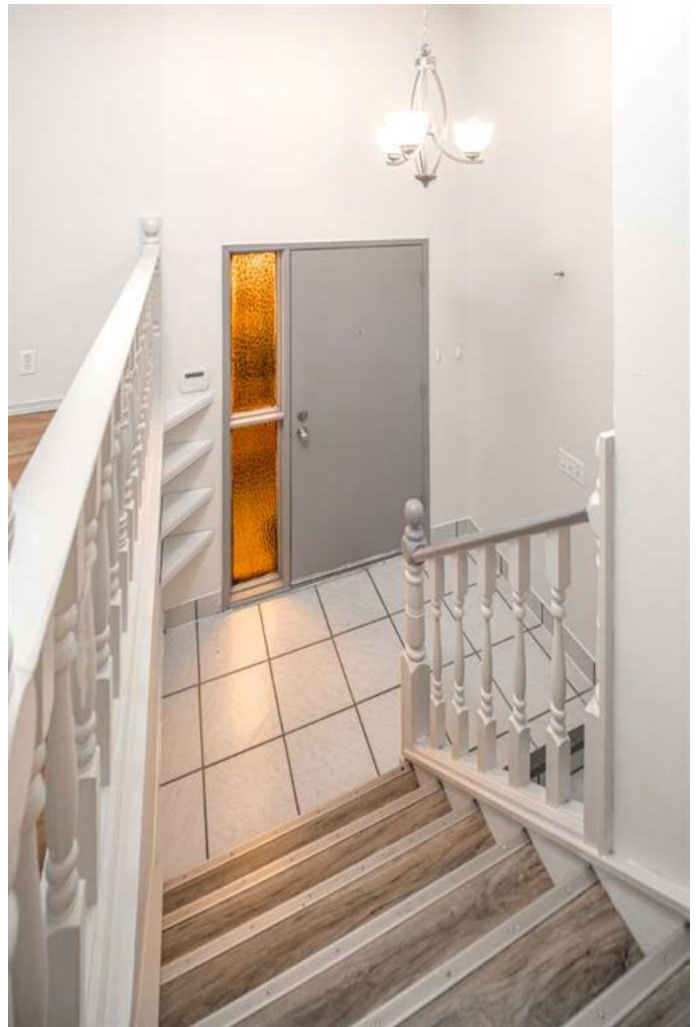
Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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