

\$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.

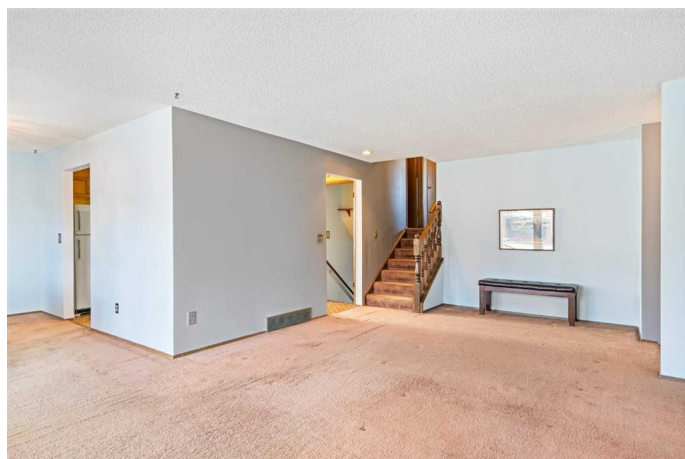
Built in 1979

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 45

Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.