



**111 Edforth Place NW  
Calgary, Alberta**

**MLS # A2165881**



**\$850,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this spacious walk-out bungalow nestled in the sought after NW Calgary community of Edgemont! Tucked away on a quiet cul-de-sac, this home offers an amazing opportunity to modernize and customize a solidly built residence to fit your lifestyle. Boasting 6 bedrooms and 3 full baths, this home is perfect for families or those who love to entertain. Enjoy the convenience of a separate entrance to the fully finished basement, making it ideal for extended family or guests. Step outside onto the massive back deck—perfect for relaxing or hosting summer BBQs. Recent updates include a new Lennox furnace, two new hot water tanks (2018), and triple-pane windows with all-new coverings installed in 2020, ensuring energy efficiency and comfort year-round. Plus, stay cool during the summer with central air conditioning. For outdoor enthusiasts, Nose Hill Park is just steps away, offering quick access to nature. With 3 off-leash dog parks and over 30 km of walking and biking paths, Edgemont is a haven for active living. Public transit and amenities are close by, and downtown is just a short drive away. This home is a rare find with endless potential. Don't miss the chance to make it your own!