



**40 Edgeford Road NW  
Calgary, Alberta**

**MLS # A2202208**



**\$678,876**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

40 Edgeford Road NW | Nestled In The Heart Of Desirable Edgemont | Original 1970s Four-Level Split Home Offers Timeless Charm & An Unbeatable Location | Backing Onto A Park This Three Bedroom Home Boasts Spacious Living Areas, Large Windows That Flood The Home With Natural Light & A Cozy Corner Brick Fireplace On The Lower Level, Perfect For Relaxing Evenings | Classic Layout & Solid Structure, This Home Is A Fantastic Opportunity For Those Looking To Renovate Or Restore Its Vintage Appeal | Private Backyard With Direct Park Access | Easy Access To Superstore, Northland & Market Mall, Children & Foothills Hospitals, Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Minutes From Top-Rated Schools & Transit | Nosehill Park To The East Of Edgemont For Even More Green Space! Edgemont Has The Highest Number Of Parks And Playgrounds Compared To Any Other Calgary Neighbourhood! | Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | A Rare Find In A Sought-After Community!