



**87 Edforth Road NW  
Calgary, Alberta**

**MLS # A2304186**



**\$635,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

In the desirable community of Edgemont, this 4-level split offers 1,866 sq ft of developed living space with a functional layout. The living room showcases a large bay window that fills the space with natural light, complemented by beautiful oak hardwood flooring. A dedicated dining area offers ample space to accommodate a full-sized table and hutch. The kitchen features an eat-in dining area along with plenty of counter space for everyday living. Upstairs, the spacious primary suite includes a three-piece ensuite. Two additional bedrooms and a full bathroom complete this level. Down from the main floor you’ll find a generous sized recreation room that is open to the main floor, with a cozy wood-burning fireplace and the same hardwood flooring, creating a warm and welcoming atmosphere. This level also includes an additional bedroom and full bathroom, with convenient access to the backyard. The basement remains unfinished, offering a blank canvas for your future development needs. Outside, the backyard provides a perfect setting for summer enjoyment, with mature trees offering shade while still allowing for plenty of sunshine. There is a double detached garage and the charming curb appeal of this home is enhanced by a decorative window box at the front of the home. The home has a rubber sidewalk – perfect for Calgary winters (and spring)! The furnace is 2 years old. The home is a 12 minute walk to Edgemont School, with Tom Baines and Sir Winston Churchill High School an easy drive away. The home is also close to Nose Hill Park for the outdoor enthusiasts! This home must be viewed in person to be appreciated, book your showing today!