



GRASSROOTS
REALTY GROUP

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77 Edgeford Way NW
Calgary, Alberta

MLS # A2321122



\$579,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: 2 Large Sheds

Welcome to this beautifully maintained hidden gem—a charming two-story half duplex located in the highly desirable community of Edgemont. Thoughtfully cared for and extensively upgraded, this home offers exceptional value and peace of mind with improvements including all windows and doors, flooring, kitchen cabinetry, stove, dishwasher, washer and dryer, furnace, sump pump, as well as refreshed landscaping and fencing. The inviting main floor features a welcoming entrance foyer, a spacious and comfortable living room, a well-appointed kitchen, and a convenient half bathroom. From the kitchen, patio doors open onto a north-facing deck overlooking a private, fully fenced backyard—an ideal outdoor retreat for gardening, soaking up the sun, or unwinding in the evening while enjoying peaceful hillside views of Edgemont. The fully finished basement extends your living space with a large, versatile family room—perfect for movie nights, a home gym, or entertaining guests—alongside a functional utility and laundry area with abundant storage and shelving. Outside, you’ll appreciate the rear parking stall, along with additional street and alley parking options for convenience. The location is truly unbeatable. You’re within a family-friendly neighborhood offering schools for all ages, excellent public transit access, and proximity to the Dalhousie C-Train Station. The Edgemont Athletic Club is directly across the street, while a nearby park with a playground and convenient strip mall are within walking distance. Nature lovers will enjoy quick access to Nose Hill Park just up the hill, and everyday essentials are close by with grocery stores, shops, and services all around. Easy commuting is ensured with quick connections to Crowchild Trail and Stoney Trail. A wonderful opportunity in a prime location—this is truly a

must-see home.