



GRASSROOTS
REALTY GROUP

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41 Edgeford Way NW
Calgary, Alberta

MLS # A2343588



\$599,999

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,463 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		
Inclusions:	N/A		

Welcome to 41 Edgeford Way NW, a spacious two-storey detached home offering approximately 1,464 sq. ft. of above-grade living space in the established community of Edgemont. The main floor features a bright living room, formal dining area, kitchen with an adjoining breakfast nook, family room with a fireplace, convenient mudroom, and a two-piece bathroom. Upstairs, you will find three bedrooms, including the primary bedroom with a private three-piece ensuite, along with an additional four-piece bathroom. The developed basement offers a separate entrance, an additional bedroom, a three-piece bathroom, a spacious recreation room, laundry and utility space, and additional storage. The location is a notable highlight, offering convenient access to Edgemont Athletic, community parks, playgrounds, pathways, shopping, public transit, and major roadways. Sir Winston Churchill High School, the University of Calgary, Dalhousie CTrain Station, and the extensive walking and cycling trails of Nose Hill Park are also within convenient driving distance. Offering four bedrooms, three-and-a-half bathrooms, central air conditioning, and versatile living spaces across three developed levels, this property presents an excellent opportunity to own a detached home in northwest Calgary. Book your private showing today!