



GRASSROOTS
REALTY GROUP

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80 Edforth Way NW
Calgary, Alberta

MLS # A2349020



\$745,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,585 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: BEDFRAME IN BASEMENT, TALL DRESSER IN BASEMENT LIVING ROOM, SIDEBORD IN BASEMENT BEDROOM, NIGHTSTAND IN BASEMENT BEDROOM X2, BASEMENT MEDIA CONSOLE

Nestled on a quiet corner lot in a cul-de-sac directly across from Edforth Park, this beautifully updated bungalow offers 1,585 sq. ft. on the main floor plus an additional 1,334 sq. ft. in the fully finished basement, providing over 2,900 sq. ft. of developed living space. With 3 bedrooms on the main floor and 2 additional bedrooms downstairs, there's plenty of room for growing families, guests, or those looking for flexible living space. Surrounded by mature trees and just a short walk to Edgemont School, Mother Mary Greene School and the endless pathways of Nose Hill Park, this home perfectly balances peaceful living with everyday convenience. Step inside and you'll immediately appreciate the abundance of natural light streaming through the large windows, highlighting the rich hardwood flooring and spacious, welcoming layout. Designed with both comfort and functionality in mind, the home offers generous living spaces along with an impressive amount of built-in storage, including custom cabinetry and a charming bay window seat with hidden storage. At the heart of the home is the beautifully renovated gourmet kitchen, thoughtfully redesigned in 2017 with the home chef in mind. An oversized centre island provides plenty of workspace and gathering space, while the gas cooktop, built-in oven, built-in microwave, stainless steel appliances, abundant cabinetry and heated tile floors create a kitchen that is as practical as it is beautiful. The main floor features 3 bedrooms along with beautifully updated bathrooms, including in-floor heating for year-round comfort. Central air conditioning keeps the home comfortable through Calgary's warmer summer months. Downstairs, the 1,334 sq. ft. fully finished basement significantly expands the home's living space with a bright and inviting recreation area enhanced by pot lighting, 2 additional bedrooms, including an egress window, an updated

bathroom with in-floor heating, and flexible space for family movie nights, a home office, gym, or guest accommodations. Step outside to your own private backyard retreat, where mature landscaping, a large deck and a fully fenced yard provide a wonderful setting for relaxing, gardening or entertaining family and friends throughout the summer months. Thoughtfully maintained over the years, the home also features a roof replaced in 2016, beautifully renovated kitchen and bathrooms in 2017, updated basement finishes, a new hot water tank installed in 2026 and a freshly painted deck completed in 2026. Combining five bedrooms, nearly 2,900 sq. ft. of developed living space, quality updates and an exceptional Edgemont location, this is a wonderful opportunity to own one of Calgary's most desirable northwest communities.