



GRASSROOTS
REALTY GROUP

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64 Edforth Crescent NW
Calgary, Alberta

MLS # A2350967



\$649,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,622 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to Edgemont! Ideally situated on a quiet, family-friendly street in one of Calgary's desirable NW communities, this spacious 3-bedroom, 2-storey split offers approximately 2,177 sq. ft. of total developed living space, including a fully developed basement. Located in a community known for its excellent schools, the home is also conveniently close to shopping, transit and Nose Hill Park, making it an ideal setting for families. The main floor features vaulted ceilings, large windows providing abundant natural light, a spacious kitchen, formal dining area and two comfortable living spaces. Upstairs offers two secondary bedrooms and a generous primary suite with a walk-in closet and 3-piece ensuite. The fully developed basement adds valuable living space with a large recreation room and an additional versatile room, perfect for a home office, hobby room or play area. The beautifully landscaped backyard features mature trees and a two-tiered deck, creating a private outdoor space for relaxing and entertaining. A front-drive double attached garage provides convenient parking and additional storage. Offering an excellent combination of location, space and value, this is a great opportunity to own a family home in sought-after Edgemont at a price under \$650,000.