



# 111 Edforth Place Calgary Alberta

\$899,900

Welcome to this spacious walk-out bungalow nestled in the sought after NW Calgary community of Edgemont! Tucked away on a quiet cul-de-sac, this home offers an amazing opportunity to modernize and customize a solidly built residence to fit your lifestyle. Boasting 6 bedrooms and 3 full baths, this home is perfect for families or those who love to entertain. Enjoy the convenience of a separate entrance to the fully finished basement, making it ideal for extended family or guests. Step outside onto the massive back deck--perfect for relaxing or hosting summer BBQs. Recent updates include a new Lennox furnace, two new hot water tanks (2018), and triple-pane windows with all-new coverings installed in 2020, ensuring energy efficiency and comfort year-round. Plus, stay cool during the summer with central air conditioning. For outdoor enthusiasts, Nose Hill Park is just steps away, offering quick access to nature. With 3 off-leash dog parks and over 30 km of walking and biking paths, Edgemont is a haven for active living. Public transit and amenities are close by, and downtown is just a short drive away. This home is a rare find with endless potential. Don't miss the chance to make it your own! (id:6769)

Bedroom 15.83 Ft x 11.08 Ft  
 Bedroom 11.50 Ft x 9.92 Ft  
 Bedroom 11.92 Ft x 8.08 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 14.33 Ft x 13.75 Ft

Bedroom 10.42 Ft x 8.42 Ft  
 Bedroom 10.42 Ft x 9.08 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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