



19 Edgeford Way Calgary Alberta

\$599,900

****OPEN HOUSE:1-4 PM ,SUNDAY,JUNE 22,,2025****Great Value in Edgemont - SW Backyard | Top-Ranked School District | Move-In Ready! Located in the sought-after Edgemont community with access to three top-ranking schools, this charming and affordable detached 2-storey home (1,423 SqFt) with a double detached garage offers both excellent investment potential and a cozy family living environment. Enjoy a bright and welcoming main floor with vaulted ceilings, a huge bay window, formal dining area, and a spacious kitchen with nook. The family room with fireplace opens to a sunny southwest-facing backyard featuring a new oversized deck (10x20ft)--perfect for relaxing or entertaining. Upstairs includes a primary bedroom with 4pc ensuite and jetted tub, plus two more bedrooms and a second full bathroom. The fully finished basement adds nearly 600 SqFt of additional living space, with a large rec room, den, laundry, and storage. Walking distance to World Health Club, minutes to shopping, LRT, and under 10 minutes to U of C--this is a rare opportunity in a prime NW location. Whether you're buying to live in or invest, this home checks all the boxes! (id:6769)

Other 8.25 Ft x 5.25 Ft

Laundry room 14.17 Ft x 8.08 Ft

Other 10.83 Ft x 9.58 Ft

Bedroom 10.75 Ft x 11.92 Ft

Recreational, Games room 10.50 Ft x 17.92 Ft

Other 6.00 Ft x 6.33 Ft

Living room 13.33 Ft x 13.83 Ft

Dining room 10.58 Ft x 10.00 Ft

Dining room 8.33 Ft x 11.25 Ft

Kitchen 8.75 Ft x 8.33 Ft

Family room 11.17 Ft x 14.42 Ft

Other 5.83 Ft x 4.42 Ft

2pc Bathroom 5.83 Ft x 4.42 Ft

Other 19.75 Ft x 10.25 Ft

Bedroom 10.83 Ft x 10.92 Ft

Bedroom 8.08 Ft x 11.33 Ft

Primary Bedroom 11.33 Ft x 13.75 Ft

4pc Bathroom 5.08 Ft x 11.17 Ft

4pc Bathroom 8.00 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

<http://www.homecarerealty.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca