



## 40 Edgeford Road Calgary Alberta

\$678,876

40 Edgeford Road NW | Nestled In The Heart Of Desirable Edgemont | Original 1970s Four-Level Split Home Offers Timeless Charm & An Unbeatable Location | Backing Onto A Park This Three Bedroom Home Boasts Spacious Living Areas, Large Windows That Flood The Home With Natural Light & A Cozy Corner Brick Fireplace On The Lower Level, Perfect For Relaxing Evenings | Classic Layout & Solid Structure, This Home Is A Fantastic Opportunity For Those Looking To Renovate Or Restore Its Vintage Appeal | Private Backyard With Direct Park Access | Easy Access To Superstore, Northland & Market Mall, Children & Foothills Hospitals, Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Minutes From Top-Rated Schools & Transit | Nosehill Park To The East Of Edgemont For Even More Green Space! Edgemont Has The Highest Number Of Parks And Playgrounds Compared To Any Other Calgary Neighbourhood! | Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | A Rare Find In A Sought-After Community! (id:6769)

4pc Bathroom 7.33 Ft x 6.58 Ft  
 Primary Bedroom 11.83 Ft x 11.33 Ft  
 Bedroom 12.50 Ft x 9.33 Ft  
 Bedroom 11.33 Ft x 9.42 Ft  
 3pc Bathroom 8.08 Ft x 4.67 Ft  
 Bedroom 11.33 Ft x 9.00 Ft  
 Storage 6.33 Ft x 5.08 Ft

Other 28.83 Ft x 23.42 Ft  
 Family room 20.50 Ft x 18.92 Ft  
 3pc Bathroom 7.67 Ft x 6.17 Ft  
 Laundry room 12.25 Ft x 7.67 Ft  
 Living room 21.92 Ft x 13.25 Ft  
 Kitchen 12.83 Ft x 11.75 Ft  
 Dining room 12.25 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker

<https://www.dericburton.com/>



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