



40 Edgeford Road Calgary Alberta

\$599,900

Welcome to 40 Edgeford Rd NW; a classic 4-level split home that's been waiting patiently for someone with vision (and maybe a Pinterest board). With three bedrooms, three bathrooms, and a partially finished basement, this home offers 2,430 total sqft of space, function, and endless potential. Yes, it's original and proudly so. No questionable renos to undo. Just a solid foundation, a smart layout, and room to make it your own. Outside, you've got alley access to a double detached garage, a playground with green space right out back, and the Edgemont Athletic Club is a short walk away. Mature trees are a highlight on this quiet street. If you've been waiting for the right location with the freedom to renovate your way, this is it. Bring your ideas and your imagination as this one's ready for its glow-up. (id:6769)

Den 11.50 Ft x 9.00 Ft

Storage 6.33 Ft x 4.83 Ft

Other 23.25 Ft x 28.83 Ft

3pc Bathroom 4.92 Ft x 7.67 Ft

Recreational, Games room 18.83 Ft x 20.00 Ft

Laundry room 12.25 Ft x 7.67 Ft

Kitchen 11.83 Ft x 13.00 Ft

Dining room 12.17 Ft x 8.67 Ft

Living room 13.33 Ft x 21.83 Ft

Primary Bedroom 11.92 Ft x 11.33 Ft

3pc Bathroom 4.67 Ft x 8.08 Ft

Bedroom 12.58 Ft x 9.33 Ft

Bedroom 11.42 Ft x 9.33 Ft

4pc Bathroom 6.67 Ft x 7.33 Ft

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