



9 Edgeford Way Calgary Alberta

\$650,000

Turnkey rental in Edgemont generating \$3,500/month in reliable income--perfect for investors seeking a low-maintenance, high-return asset. This detached property offers 5 bedrooms, 3.5 bathrooms, and a fully self contained legalized suite, providing built-in flexibility and steady tenant demand. You'll be able to live up and rent below, or keep it as reliable investment to build your portfolio. This beautiful home with vaulted ceilings brings in tons of natural light. The brand new windows will ensure you get that natural light with no problems. The new light fixtures, fresh paint, and a renovated bathroom, enhance its appeal while reducing future upkeep costs. With three bedrooms upstairs it can make the perfect family home with so much flexibility. Situated in a sought-after neighborhood with top-rated schools, shopping, and easy access to major roadways, this property offers both convenience and long-term value. Don't miss this prime investment opportunity--schedule a viewing today. (id:6769)

Living room 13.67 Ft x 10.25 Ft

Kitchen 8.67 Ft x 7.75 Ft

Primary Bedroom 13.83 Ft x 8.42 Ft

Other 7.58 Ft x 2.67 Ft

Bedroom 10.50 Ft x 10.00 Ft

4pc Bathroom 10.42 Ft x 7.33 Ft

Furnace 9.08 Ft x 6.75 Ft

Living room 13.75 Ft x 13.25 Ft

Family room 14.42 Ft x 11.17 Ft

Kitchen 10.50 Ft x 8.33 Ft

Dining room 10.00 Ft x 8.00 Ft

Breakfast 7.33 Ft x 6.33 Ft

Foyer 5.50 Ft x 4.08 Ft

Laundry room 5.75 Ft x 2.67 Ft

2pc Bathroom 5.00 Ft x 4.42 Ft

Primary Bedroom 11.42 Ft x 11.33 Ft

3pc Bathroom 11.17 Ft x 5.08 Ft

Bedroom 10.17 Ft x 8.08 Ft

Bedroom 10.83 Ft x 10.83 Ft

Listing Presented By:



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