11 Edgeford Road Calgary Alberta
$598,777

Welcome to this charming bilevel home at 11 Edgeford Road NW, featuring 3 bedrooms and 2 baths plus a den in the basement, along with a spacious single detached garage with a new garage door. This property offers a perfect blend of comfort and modern living, with inviting outdoor spaces ideal for summer gatherings, including a lovely 2-tier Trex deck with aluminum railings that seamlessly connects to a charming stone patio. Inside, you'll find ample natural light, more light through the windows in the living room and master bedroom, and a welcoming atmosphere throughout. One of the standout features of this property is its R-CG zoning, which allows for a range of development options, including the potential for secondary suites or multi-unit dwellings. This zoning offers flexibility for future investment opportunities while maintaining a residential feel. Located in an excellent area, this home provides easy access to public transit, local shops, and the Edgemont Athletics Club. With its low-maintenance exterior and serene backyard, this property is the perfect setting for relaxation and entertaining. Please note that the storage shed in the back is included as is. Come see for yourself why this home is a must-visit! (id:6769)

Family room 7.06 M x 3.30 M	Dining room 2.74 M x 2.36 M
Other 4.39 M x 2.34 M	Living room 4.85 M x 3.53 M
Bedroom 3.58 M x 2.57 M	Primary Bedroom 3.81 M x 3.12 M
4pc Bathroom 2.36 M x 1.60 M	Bedroom 3.76 M x 2.54 M
Kitchen 2.84 M x 2.72 M	3pc Bathroom 2.41 M x 1.50 M

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