

# \$599,900 - 19 Edgeford Way Nw, Calgary

MLS® #A2230549

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

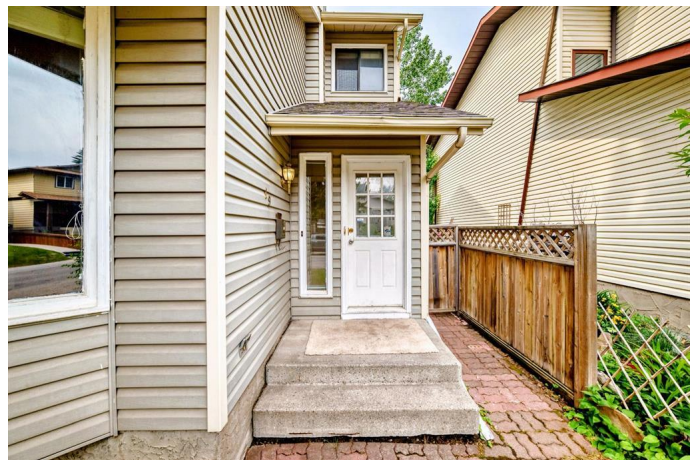
**\*\*OPEN HOUSE:1-4 PM ,SUNDAY,JUNE 22,,2025\*\***Great Value in Edgemont – SW Backyard | Top-Ranked School District | Move-In Ready! Located in the sought-after Edgemont community with access to three top-ranking schools, this charming and affordable detached 2-storey home (1,423 SqFt) with a double 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!

Built in 1979

## Essential Information

MLS® #

A2230549



Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	19 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S9

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	19
Zoning	R-CG
HOA Fees	86
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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