

# \$509,000 - 83 Edgeford Way Nw, Calgary

MLS® #A2254719

**\$509,000**

5 Bedroom, 3.00 Bathroom, 993 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

**\*\*Open House 1-3 pm, Saturday , September 20th, 2025\*\*** Presenting a fantastic opportunity in the highly sought-after community of Edgemont, this charming and move-in-ready 5-bedroom bi-level home offers comfort, versatility, and peace of mind with major updates already completed. The bright main level features newer laminate flooring and fresh paint, while the smart bi-level layout allows the fully finished lower level to shine with natural light through large windows, creating a warm and welcoming space with two additional bedrooms and a spacious living room. The basement is thoughtfully laid out and ideal for a future legal secondary suite (subject to City approval). Major updates since 2021 include a new roof, durable metal siding, new hot water tank (2022), new fridge (2023), dishwasher (2022), dryer (2024), and stylish laminate flooring throughout. Enjoy the unbeatable location with easy access to parks, top-rated schools, shopping, and major commuter routes. With its perfect blend of space, upgrades, and location, this is a home you don't want to miss. Book your private showing today.

Built in 1979

## Essential Information

MLS® #                      A2254719

Price                        \$509,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 993                    |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 83 Edgeford Way Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 2S8            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

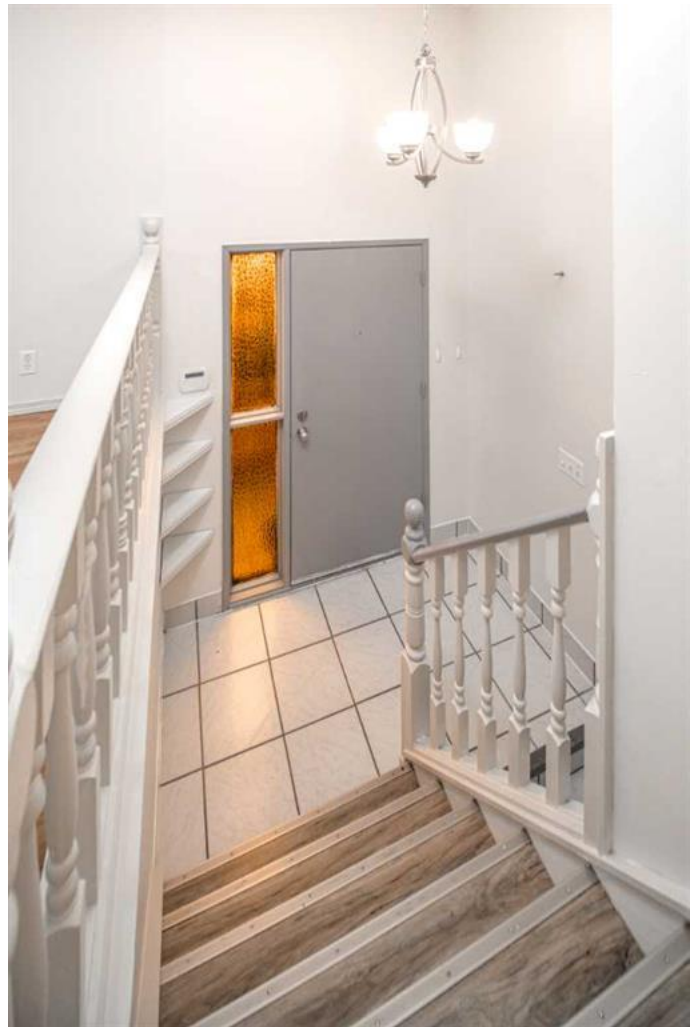
|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Metal Siding   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 25                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|



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