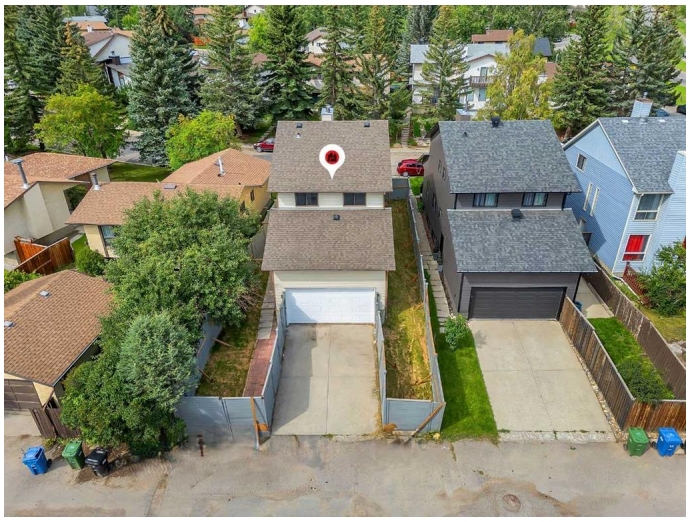
$589,900 - 37 Edgeford Way Nw, Calgary

MLS® #A2256531

$589,900
4 Bedroom, 4.00 Bathroom, 1,408 sqft
Residential on 0.08 Acres



Edgemont, Calgary, Alberta

OPEN HOUSE SEPTEMBER 13 2-4PM! DOUBLE ATTACHED GARAGE!! 1900+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! LOCATED IN SOUGHT AFTER EDGEMONT!! Step inside to a bright main floor featuring brand new LVP flooring and baseboards, a spacious living area with a cozy fireplace and large window, and a well appointed kitchen with new countertops and flooring alongside ample cabinetry. The dining area is perfect for family meals, and a beautifully updated 2pc bath completes this level. At the back, youâ€™ll find access to the double attached garage for added convenience. Upstairs offers new LVP flooring throughout, 3 bedrooms and 2 baths, including a PRIMARY BEDROOM WITH 4PC ENSUITE as all bathrooms on the main and upper floors have been tastefully updated, while the other two bedrooms share another 4pc bath. The fully finished basement includes a bedroom, 3pc bath, laundry area, generous rec room, and wet bar with the potential to be easily illegally/legally suited (subject to City approval). Situated close to shopping, parks, schools (Tom Haines and Churchill), and recreational centres, this home blends comfort with unbeatable convenience!

Built in 1981

Essential Information

MLS® #	A2256531
Price	$589,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,408
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	37 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S9

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Private

Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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