



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 EDGEFORD Road, Calgary T3A 2S5**

MLS®#: **A2138207**      Area: **Edgemont**      Listing Date: **08/08/24**      List Price: **\$569,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **3,713 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **879**  
 Low Sqft:  
 Ttl Sqft: **879**

DOM

**42**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Yard**  
 Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Ceramic Tile,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 8`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 13`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`6" x 10`11"</b>
<b>Living Room</b>	<b>Basement</b>	<b>13`8" x 13`4"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>10`9" x 6`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 7`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`8" x 2`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Basement</b>				

Title: **Fee Simple**  
Legal Desc: **7811550**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to efficient, affordable family living in this beautifully developed bi-level home, featuring a fully self-contained one-bedroom illegal suite in the lower level. Lovingly renovated, this home boasts a stunning kitchen remodel with granite countertops, upgraded cabinets with elegant glass fronts, and stainless steel appliances. Both the main and lower levels showcase upgraded flooring. The main floor offers two spacious bedrooms and a renovated full bathroom. The lower level includes a one-bedroom illegal suite with a full bathroom, a recreation room, an office, a second kitchen ready for finishing touches and a cozy bedroom. The illegal suite could be a legal secondary suite (subject to approval and permitting by the city) Other updates include a new roof in 2021, high efficiency furnace, windows, second electrical panel, fresh paint and much more! Nestled in the highly sought-after Edgemont neighborhood, you'll enjoy close proximity to shops, restaurants, public transit, and easy access to the west for those spontaneous Banff day trips. Don't miss out on this incredible opportunity to own a well-maintained, versatile home in a prime location!**

Inclusions: **shed**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











