



THE A-TEAM

RE/MAX FIRST

111 EDFORTH Place, Calgary T3A 3V3

MLS®#: A2165881 Area: Edgemont Listing Date: 09/14/24 List Price: \$850,000
Status: Active County: Calgary Change: -\$25k, 01-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1983
Finished Floor Area
Abv Sqft: 1,793
Low Sqft:
Ttl Sqft: 1,793
Lot Sz Ar: 7,933 sqft
Lot Shape:

DOM

69
Layout
Beds: 6 (3 3)
Baths: 3.0 (3 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Private
Park Feat: Double Garage Attached

Utilities and Features

Roof: Cedar Shake
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Lighting,Private Entrance,Private Yard,Storage

Construction: Brick,Cedar,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Bar,Bookcases,Ceiling Fan(s),Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Bathroom, and their dimensions across different levels.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8110554**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to this spacious walk-out bungalow nestled in the sought after NW Calgary community of Edgemont! Tucked away on a quiet cul-de-sac, this home offers an amazing opportunity to modernize and customize a solidly built residence to fit your lifestyle. Boasting 6 bedrooms and 3 full baths, this home is perfect for families or those who love to entertain. Enjoy the convenience of a separate entrance to the fully finished basement, making it ideal for extended family or guests. Step outside onto the massive back deck—perfect for relaxing or hosting summer BBQs. Recent updates include a new Lennox furnace, two new hot water tanks (2018), and triple-pane windows with all-new coverings installed in 2020, ensuring energy efficiency and comfort year-round. Plus, stay cool during the summer with central air conditioning. For outdoor enthusiasts, Nose Hill Park is just steps away, offering quick access to nature. With 3 off-leash dog parks and over 30 km of walking and biking paths, Edgemont is a haven for active living. Public transit and amenities are close by, and downtown is just a short drive away. This home is a rare find with endless potential. Don't miss the chance to make it your own!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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

















