



THE
A-TEAM

**RE/MAX
FIRST**

111 EDFORTH Place, Calgary T3A 3V3

MLS®#: **A2165881** Area: **Edgemont** Listing Date: **09/14/24** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **7,933 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,793**
 Low Sqft:
 Ttl Sqft: **1,793**

DOM

5
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: **Asphalt Shingle**
 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

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`4" x 13`9"	Bedroom	Main	10`5" x 8`5"
Bedroom	Main	10`5" x 9`1"	Bedroom	Basement	15`10" x 11`1"
Bedroom	Basement	11`6" x 9`11"	Bedroom	Basement	11`11" x 8`1"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

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









