



THE
A-TEAM

**RE/MAX
FIRST**

220 EDFORTH Place, Calgary T3A 3V9

MLS®#: **A2172025**

Area: **Edgemont**

Listing Date: **10/21/24**

List Price: **\$679,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**
Lot Information
Lot Sz Ar: **10,946 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,331**
Low Sqft:
Ttl Sqft: **1,331**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Irregular Lot,Pie Shaped Lot**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Aluminum Siding ,Brick,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Range Hood,Refrigerator,Washer,Water Conditioner**
Int Feat: **Bar,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`7" x 10`2"	Dining Room	Main	13`0" x 11`8"
Living Room	Main	16`10" x 12`7"	Bedroom - Primary	Upper	12`11" x 11`5"
3pc Ensuite bath	Upper	7`10" x 7`7"	Bedroom	Upper	12`8" x 9`8"
Bedroom	Upper	12`8" x 9`7"	4pc Bathroom	Upper	7`10" x 4`11"
Family Room	Lower	19`0" x 11`11"	Bedroom	Lower	12`8" x 12`2"

2pc Bathroom
Game Room

Lower
Basement

5`3" x 4`11"
26`2" x 15`2"

Laundry

Lower

9`11" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8011562

Remarks

Pub Rmks:

Located on quiet cul-de-sac this spacious 4-level split house boasts over 2,600 sf of living space, situated on huge pie shaped lot perfect for parking your RV or boat. House has big potential to be turn into your dream home. With an open-concept layout, you'll be greeted by a grand living room and formal dining area featuring vaulted ceilings that soar up to 17 feet. The kitchen, equipped with an eating area, seamlessly connects to the entertainment space and offers access to a lovely deck and backyard—ideal for gatherings. Upstairs, you'll find the master suite with an en-suite bathroom, along with two additional bedrooms and a main bath. The lower level features a cozy family room with wood paneling, an extra bedroom or office, and a laundry room leading to the expansive backyard. The finished basement includes a recreation room complete with a gas fireplace and bar, perfect for relaxing or entertaining. Located in the desirable Edgemont community, you're just minutes away from shopping, restaurants, parks, and schools. Don't miss your chance to make this gem your own!

Inclusions:
Property Listed By:

**shed
Premiere Realty Direct**

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











