



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 EDFORTH Way, Calgary T3A 3W2**

MLS® #: **A2196634**

Area: **Edgemont**

Listing Date: **02/27/25**

List Price: **\$699,900**

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: **5,737 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,513**  
Low Sqft:  
Ttl Sqft: **1,513**

DOM

**1**

Layout

Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Jetted Tub,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title: <b>Fee Simple</b>	Zoning: <b>R-CG</b>
Legal Desc: <b>8011562</b>	

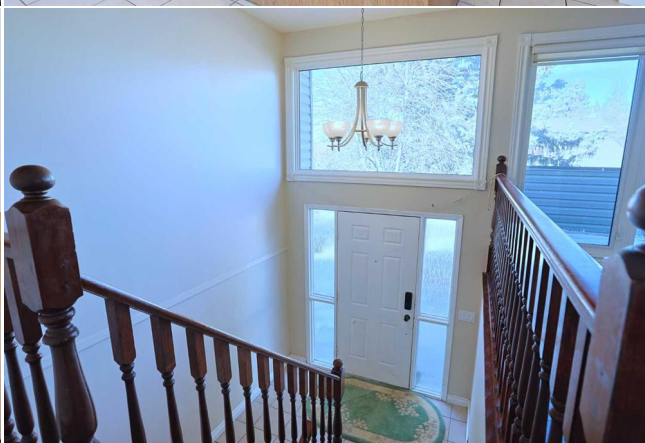
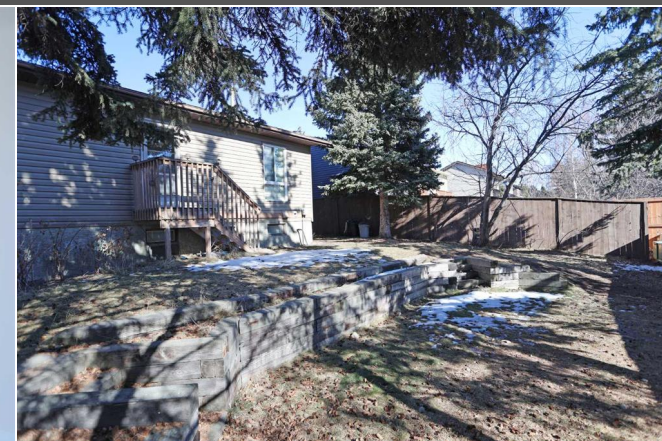
Remarks

Pub Rmks: **\*\*OPEN HOUSE: Sat March 1, 2025 from 12noon to 3pm\*\* Available for quick possession is your new home...here in this lovingly maintained & updated split-level in**

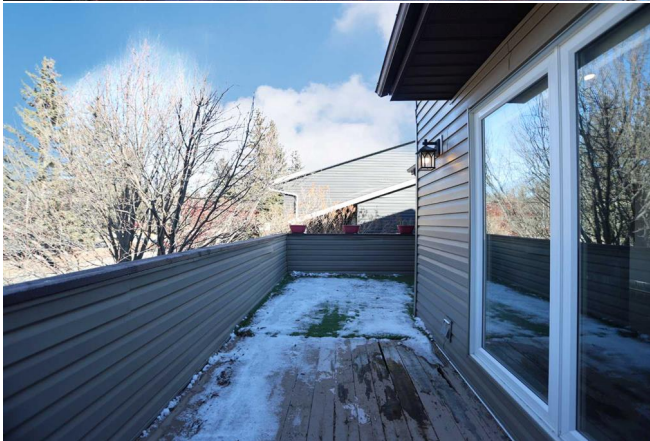
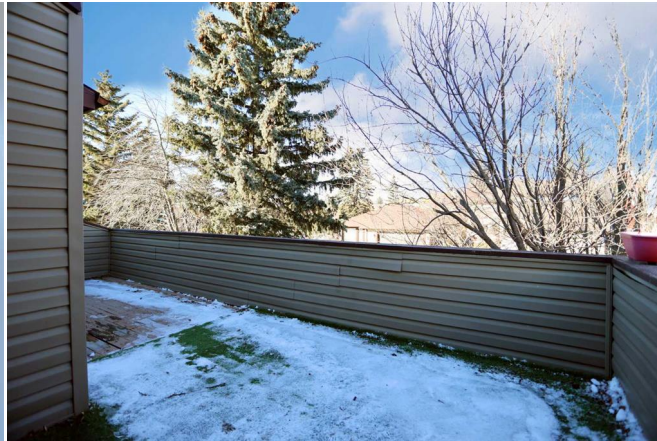
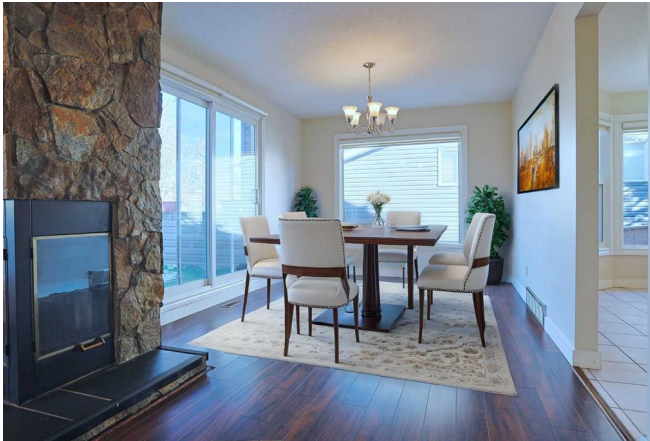
one of Northwest Calgary's most desirable family neighbourhoods...welcome to Edgemont! This wonderful 4 bedroom / 3 bath bi-level enjoys new carpets, eat-in kitchen with stainless steel appliances, oversized garage with workbench & private South backyard with mature trees. Fantastic family-friendly design featuring open concept living room with wood-burning fireplace & expanse of windows, spacious dining room with access onto the large balcony & great-sized oak kitchen with tile floors & nook with bay window, granite counters & the appliances include Bosch dishwasher & KitchenAid gas stove/convection oven. Main floor has 3 bedrooms & 2 full bathrooms, highlighted by the primary bedroom with big mirrored closet, private access into the backyard & ensuite with jetted tub, separate shower & double vanities. The lower level is finished with 4th bedroom, bathroom (renovated in 2015), games/rec room with built-in cabinets plus loads of extra space for storage. Main floor laundry room with Samsung washer & dryer. The oversized 2 car garage has a large workbench & plenty of built-in shelving. Among the many improvements include hot water tank (2021), high-efficiency furnace (2023), new carpets (2023) main floor windows (2016), laminate floors (2014), roof & siding (2012), granite kitchen counters (2016) & interior paint (2018 & 2023). Prime location with a playground just steps from your front door & walking distance to Mother Mary Greene School, bus stops, Edgemoor Village shopping plaza & Nose Hill Park & quick easy access to all of Edgemont's community amenities, University of Calgary & Foothills Medical Centre, LRT & downtown.

Inclusions:  
Property Listed By: Security cameras. NOTE: handheld shower on master ensuite tub  
Royal LePage Benchmark

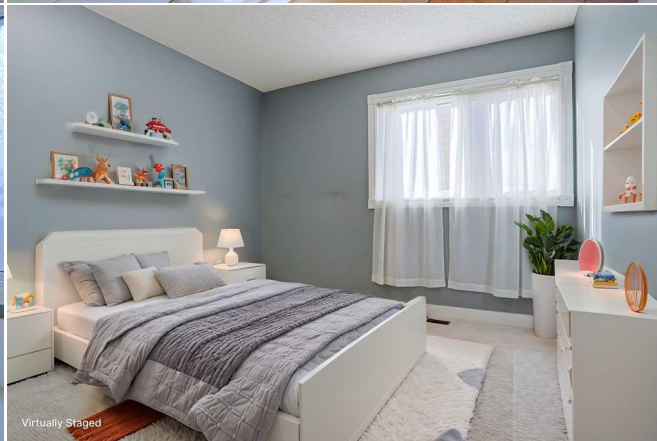
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



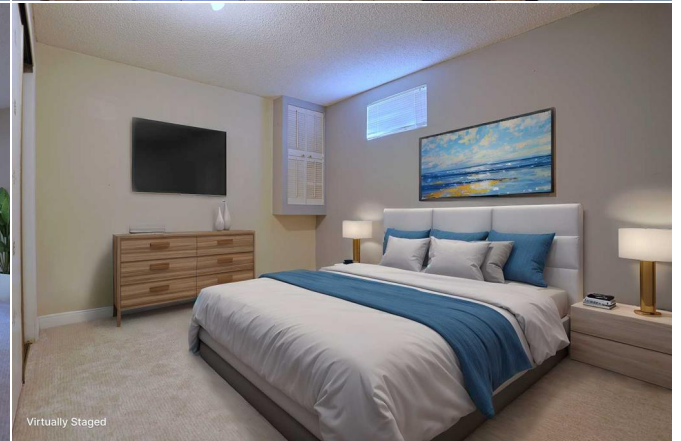
















**75 Edforth Way NW, Calgary, AB**  
Main Building, Total Exterior Area Above Grade: 1513.85 sq ft

