

# \$589,900 - 37 Edgeford Way Nw, Calgary

MLS® #A2256531

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,408 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SEPTEMBER 13 2-4PM!  
DOUBLE ATTACHED GARAGE!! 1900+  
SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!!  
LOCATED IN SOUGHT AFTER EDMONT!!

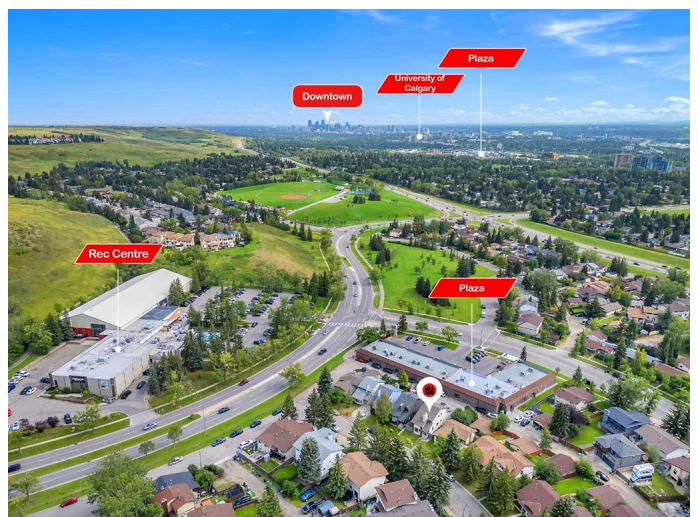
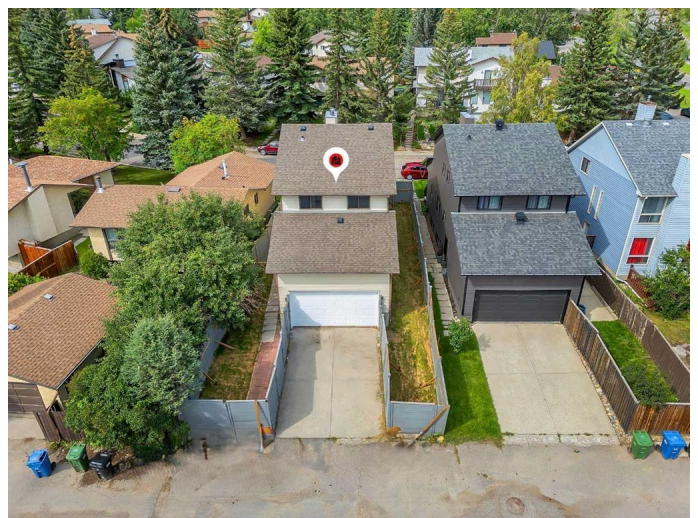
Step inside to a bright main floor featuring brand new LVP flooring and baseboards, a spacious living area with a cozy fireplace and large window, and a well appointed kitchen with new countertops and flooring alongside ample cabinetry. The dining area is perfect for family meals, and a beautifully updated 2pc bath completes this level. At the back, youâ€™™ find access to the double attached garage for added convenience. Upstairs offers new LVP flooring throughout, 3 bedrooms and 2 baths, including a PRIMARY BEDROOM WITH 4PC ENSUITE as all bathrooms on the main and upper floors have been tastefully updated, while the other two bedrooms share another 4pc bath. The fully finished basement includes a bedroom, 3pc bath, laundry area, generous rec room, and wet bar with the potential to be easily illegally/legally suited (subject to City approval). Situated close to shopping, parks, schools (Tom Haines and Churchill), and recreational centres, this home blends comfort with unbeatable convenience!

Built in 1981

## Essential Information

MLS® # A2256531

Price \$589,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,408       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Edgeford Way Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 2S9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                      |
| Appliances        | Dishwasher, Range Hood, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Living Room, Mantle, Tile, Wood Burning                          |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, Front Yard, Private |

|              |                                              |
|--------------|----------------------------------------------|
| Roof         | Asphalt Shingle                              |
| Construction | Brick, Metal Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.