

# \$749,900 - 19 Edforth Way Nw, Calgary

MLS® #A2227990

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,992 sqft  
Residential on 0.14 Acres

Edgemont, Calgary, Alberta

**\*\*\* HUGE PRICE IMPROVEMENT! \*\*\***

Welcome to this master-built ORIGINAL OWNER home by LUPI LUXURY HOMES in UPPER EDMONTON! The builder has been around for decades since 1970 and the quality is evident in their homes, passing the test of time in this IMMACULATE HOME. The house is built on CONCRETE PILES which is especially important in the softer (higher water table) soil, providing more stability and less settling due to ground movement. You will notice the obvious PRIDE OF OWNERSHIP from the curb appeal, well-kept lawn, and expansive driveway (without cracks), major maintenance items: Roof (2012), Hot water tank (2020) - and ready for you to take over this legacy. Have an aging parent or anti-parent teenager? This home is ideal for MULTIGENERATIONAL FAMILIES in its layout, 3 bedrooms upstairs, and MAIN FLOOR BEDROOM & MAIN FLOOR FULL BATHROOM, 1 downstairs. Nobody in your growing or established family needs to share bathrooms often, with 4 FULL BATHROOMS total. The primary bedroom is rare with the FULL BATHROOM ENSUITE and is large enough for a king size bed, imagine waking up to enjoy DOWNTOWN VIEWS from your bedroom. The main and upper floors are finished with LUXURY VINYL PLANK (2020) that elevates a modern starting point, while also making cleaning simpler and easier. The well-kept kitchen is updated with GRANITE COUNTERTOPS and connects to the OPEN



CONCEPT living room. It's optional for a PRIVATE DINING ROOM around the corner, or between the living room and kitchen. Envision family and friend gatherings and enjoying Summer BBQs in your sunny SOUTH BACKYARD, with the house situated on a 52.5 ft frontage lot, much bigger than most house lots in Edgemont. While your new home is located on a QUIET STREET, you have so many amenities right at your fingertips: Groceries (6 mins), PLAYGROUND (walk 4 mins), K-6 school (walk 4 mins), Gym (4 mins). Your 2 mins walk from a strip mall with almost everything you need: 7-11, gas station, doctor, dentist, pharmacy, hairdresser, liquor, and restaurants! Plan an active family day walking/biking (or off-leash for your furry friend) exploring the expansive 11 square kms of NOSE HILL PARK (2 mins). Easy access Country Hills Blvd, Shaganappi Tr, Stoney Tr, and Crowchild Tr. What are you waiting for? See this home today!

Built in 1983

### Essential Information

MLS® #	A2227990
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,992
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	19 Edforth Way Nw
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Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete, See Remarks, Piling(s)

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	44
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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