\$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 EDGEMONT! 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 forâ€l.? 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

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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