

# \$749,800 - 116 Edforth Way Nw, Calgary

MLS® #A2232646

**\$749,800**

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

**\*\* SEE THE VIRTUAL TOUR \*\*** Welcome to this stunning bungalow in the desirable Edgemont neighborhood! Step inside to a bright and spacious living room featuring a tile-surrounded wood-burning fireplace, perfect for cozy evenings. The large dining area is adjacent to the living room, creating an ideal space for entertaining. The upgraded kitchen boasts stainless steel appliances, white cabinets, granite countertops, and a modern backsplash, with a convenient island/eating bar and sliding door leading to a charming side deck. The main floor features newly refinished rich hardwood flooring throughout, except for three good-sized bedrooms. Enjoy the luxury of a four-piece main bathroom and a three-piece ensuite, along with newer triple-pane windows and recently installed shingles. The expansive backyard is perfect for entertaining, featuring a large deck with a pergola, fruit trees, and plenty of grassy space. The front yard includes a spacious driveway and a double attached garage. The basement offers Luxury Vinyl Plank (LVP) covered with Dricore for extra warmth and comfort, a full bathroom, an additional bedroom, a bright den, and a generous recreation room. Located next to Nose Hill Park, Edgemont boasts the largest number of parks and playgrounds in the area, along with three schools and convenient access to the LRT. This home is ready for you to move in and make it your own!



Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232646    |
| Price          | \$749,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,267       |
| Acres          | 0.14        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 116 Edforth Way Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A3W5             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Yard, Front Yard, Landscaped, Level  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 20th, 2025  
Days on Market        9  
Zoning                    R-CG

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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