

220 Edforth Place NW
Calgary, Alberta

MLS # A2172025



\$679,800

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|------------------|---|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,332 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Cul-De-Sac, Irregular Lot, Pie Shaped Lot | | |

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Aluminum Siding , Brick, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bar, Vaulted Ceiling(s)

Inclusions: shed

Located on quiet cul-de-sac this spacious 4-level split house boasts over 2,600 sf of living space, situated on huge pie shaped lot perfect for parking your RV or boat. House has big potential to be turn into your dream home. With an open-concept layout, you'll be greeted by a grand living room and formal dining area featuring vaulted ceilings that soar up to 17 feet. The kitchen, equipped with an eating area, seamlessly connects to the entertainment space and offers access to a lovely deck and backyard—ideal for gatherings. Upstairs, you'll find the master suite with an en-suite bathroom, along with two additional bedrooms and a main bath. The lower level features a cozy family room with wood paneling, an extra bedroom or office, and a laundry room leading to the expansive backyard. The finished basement includes a recreation room complete with a gas fireplace and bar, perfect for relaxing or entertaining. Located in the desirable Edgemont community, you're just minutes away from shopping, restaurants, parks, and schools. Don't miss your chance to make this gem your own!