

# \$729,900 - 64 Edforth Road Nw, Calgary

MLS® #A2265000

**\$729,900**

5 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.11 Acres

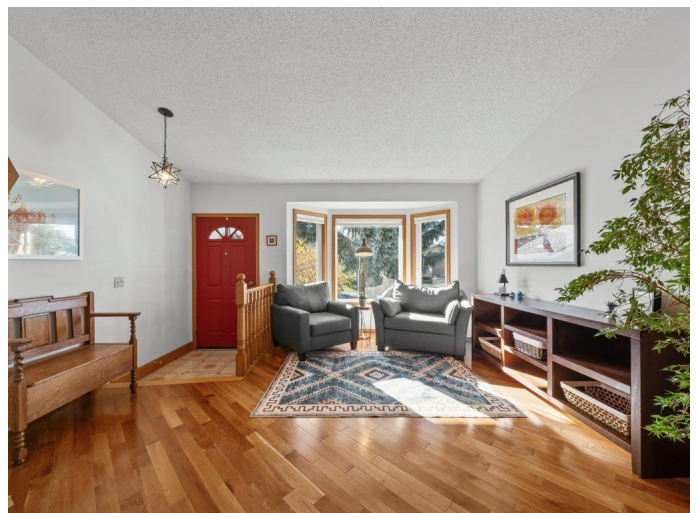
Edgemont, Calgary, Alberta

Located in upper Edgemont on a mature, tree-lined lot, this 5-bedroom split level offers over 1,850 sq ft across the three levels, plus a fully developed basement. A practical layout with vaulted ceilings and cherry hardwood supports comfortable day-to-day living. The kitchen adds function with granite counters, a full stainless appliance package, tile backsplash, updated tile flooring, and pot lights. Upstairs are three bedrooms, including a primary with ensuite, while a main-level bedroom works well as a home office next to the powder room. The renovated basement provides added flexibility with a rec room, wet bar, built-in fireplace, a fifth bedroom, and generous crawl-space storage. Recent improvements include a modern exterior repaint, newer high-efficiency furnace and central A/C, and updated windows for comfort and efficiency. Set on a quiet street with mature landscaping and close access to neighbourhood schools and Nose Hill Park.

Built in 1986

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2265000  |
| Price      | \$729,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,268         |
| Acres          | 0.11          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 64 Edforth Road Nw |
| Subdivision | Edgemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3A 3V6            |

### Amenities

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

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Brick Facing, Gas                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Brick, Cedar, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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