40 Edforth Road NW

Calgary | Active | MLS® A2344024

$999,999









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1981**	**2,528.51 sq. ft.**

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Listed by The Real Estate District

A closer look

Welcome to this beautifully renovated home in the highly sought after community of Edgemont, offering an exceptional blend of modern updates, generous living space, and an unbeatable location. With over 3,537 sq. ft. of developed living space, this impressive property features 3 bedrooms, a versatile lower level den, and 3.5 bathrooms.

Thoughtfully updated throughout, the home features engineered hardwood flooring, new windows, new doors, fresh interior and exterior paint, updated lighting, fully renovated bathrooms, and brand new LVP flooring in the basement.

The main floor showcases a stunning formal living room with expansive south facing floor to ceiling windows, soaring 20 foot vaulted tongue and groove ceilings, and a spacious dining area ideal for entertaining. The bright eat in kitchen offers new cabinetry, brand new Frigidaire Gallery appliances, Quartz countertops and backsplash, and a functional layout overlooking the backyard.

Just steps down, the sunken family room offers a warm and inviting retreat with a wood burning fireplace, stylish wet bar, and direct access to the backyard deck. This level also includes a spacious laundry room, 2 piece bathroom, and access to the oversized double attached garage with a brand-new garage door.

Upstairs, a dramatic staircase leads to an open landing overlooking the main floor. The expansive primary suite features a private balcony, dual closets, and a beautifully updated 5 piece ensuite. A versatile sitting area or den with a second fireplace adds flexibility, while two additional generously sized bedrooms and a full bathroom complete the upper level.

The fully developed basement offers endless possibilities for a home theatre, gym, recreation room, or additional living space. A beautifully updated bathroom with sauna creates the perfect space to relax and unwind, while large windows bring plenty of natural light to the lower level.

Ideally located just minutes from Nose Hill Park, residents enjoy walking paths, off leash areas, parks, schools, and community amenities. Edgemont is also known for its stunning city and mountain views, with Downtown Calgary and the airport both approximately 20 minutes away.

This is a rare opportunity to own a beautifully updated home in one of Calgary’s most desirable NW communities. Don’t miss your chance to make it yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344024
Bedrooms	3

Bathrooms	4
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,528.51 sq. ft.
Main Level Finished Area:	1,250.67 sq. ft.
Upper Level Finished Area:	1,277.84 sq. ft.
Acreage:	No
Lot Area:	6,049 sq. ft.
Lot Frontage:	55'11"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	8110554
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Main Floor	Entrance · 8'4" × 6' ·
Main Floor	Living Room · 15'3" × 12'7" ·

Main Floor	Dining Room · 13'6" × 12'3" ·
Main Floor	Kitchen · 14'10" × 12'2" ·
Main Floor	Family Room · 15'3" × 14'5" ·
Main Floor	Laundry · 9'1" × 6'11" ·
2nd Floor	Bedroom - Primary · 17'5" × 11'4" ·
2nd Floor	Bedroom · 12'7" × 10'4" ·
2nd Floor	Bedroom · 16'11" × 10' ·
2nd Floor	Loft · 13'7" × 8'6" ·
2nd Floor	Bonus Room · 14'7" × 12'3" ·
2nd Floor	Balcony · 13' × 4'7" ·
Basement	Flex Space · 13'5" × 8'11" ·
Basement	Game Room · 30'7" × 13'9" ·
Basement	Den · 10'11" × 8'8" ·
Basement	Sauna · 6'7" × 5'10" ·
Basement	Furnace/Utility Room · 25' × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-C1
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-edforth-road-nw-calgary-a2344024/

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