64 Edforth Crescent NW

Calgary | Active | MLS® A2350967

$649,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1986**	**1,622.3 sq. ft.**

Your next move starts with a conversation.

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Listed by Homecare Realty Ltd.

A closer look

Welcome to Edgemont! Ideally situated on a quiet, family-friendly street in one of Calgary's desirable NW communities, this spacious 3-bedroom, 2-storey split offers approximately 2,177 sq. ft. of total developed living space, including a fully developed basement. Located in a community known for its excellent schools, the home is also conveniently close to shopping, transit and Nose Hill Park, making it an ideal setting for families.
The main floor features vaulted ceilings, large windows providing abundant natural light, a spacious kitchen, formal dining area and two comfortable living spaces. Upstairs offers two secondary bedrooms and a generous primary suite with a walk-in closet and 3-piece ensuite. The fully developed basement adds valuable living space with a large recreation room and an additional versatile room, perfect for a home office, hobby room or play area.
The beautifully landscaped backyard features mature trees and a two-tiered deck, creating a private outdoor space for relaxing and entertaining. A front-drive double attached garage provides convenient parking and additional storage. Offering an excellent combination of location, space and value, this is a great opportunity to own a family home in sought-after Edgemont at a price under $650,000.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350967
Bedrooms	3
Bathrooms	4
Year Built	1986
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 Split
Total Living Area:	1,622.3 sq. ft.
Main Level Finished Area:	972.5 sq. ft.

Upper Level Finished Area:	649.8 sq. ft.
Below Grade Finished Area:	555.2 sq. ft.
Acreage:	No
Lot Area:	5,263 sq. ft.
Lot Frontage:	44'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1986 (Age: 40)
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:	8311477
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Wood
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 14'5" × 11'1" ·
Main Floor	Laundry · 8'1" × 5'3" ·
Main Floor	Family Room · 18'3" × 11'4" ·
Main Floor	Mud Room · 8'4" × 3'6" ·
Main Floor	Breakfast Nook · 13' × 7'7" ·
Main Floor	Kitchen · 11'2" × 8'2" ·
Main Floor	Dining Room · 15'8" × 8'9" ·
Main Floor	Entrance · 5'10" × 4'2" ·
Upper Level	Walk-In Closet · 5' × 4'11" ·
Upper Level	Bedroom - Primary · 13'4" × 12'8" ·
Upper Level	Walk-In Closet · 4'5" × 4'3" ·
Upper Level	Bedroom · 8'11" × 8'11" ·

Upper Level	Bedroom · 11'4" × 8'9" ·
Basement	Den · 11'4" × 8'9" ·
Basement	Storage · 17' × 11' ·
Basement	Flex Space · 20'2" × 15'6" ·
Basement	Furnace/Utility Room · 18'4" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Playground
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/64-edforth-crescent-nw-calgary-a2350967/

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