

\$489,800 - 30 Edgeford Place Nw, Calgary

MLS® #A2270258

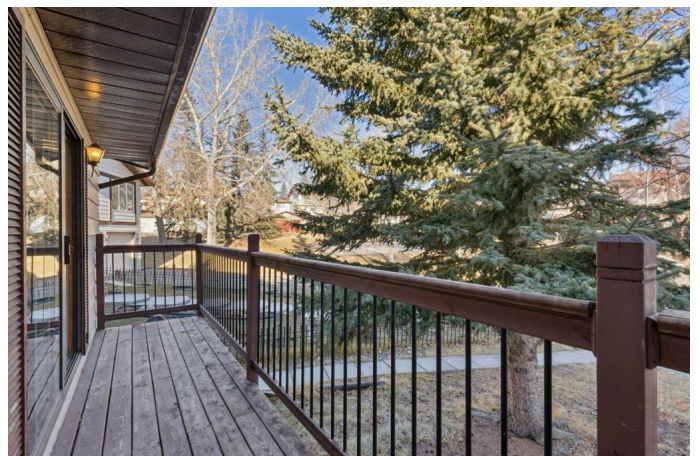
\$489,800

4 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

Welcome to 30 Edgeford Place NW, perfectly situated in the highly sought-after community of Edgemont. This charming bi-level side-by-side duplex is ideal for first-time buyers, investors, or those looking for a renovation project with incredible potential and equity-building opportunity. Nestled on a quiet cul-de-sac, this home offers the perfect blend of comfort and convenience. Enjoy your morning coffee or watch the kids play in the playground right across the street from your front-facing deck. Edgemont Athletic is just steps away, and a convenient strip mall is right around the corner for your daily needs. Families will love being close to top-rated schools, churches, and parks that define this family-friendly and high-value community. The upper level features a bright and functional layout with hardwood floors throughout, creating a warm and inviting atmosphere. The spacious living room includes a charming brick-faced wood-burning fireplace that adds character and coziness to the space. The open dining area showcases built-in cabinetry and flows seamlessly into the large kitchen, complete with ample cabinetry, counter space, and a peninsula island for casual seating or entertaining. Two generously sized bedrooms and a 4-piece bathroom complete the upper floor. The lower level hosts an illegal suite with two additional bedrooms, making it perfect for extended family or as a potential mortgage helper. Step outside to your large south-facing backyard, ideal for gardening, summer



gatherings, or simply relaxing in the sun. This home also benefits from an unbeatable location within Edgemont. Just minutes away, youâ€™ll find major amenities such as Superstore, CO-OP, and popular restaurants and coffee shops, offering everything you need close to home. Quick access to Shaganappi Trail, Country Hills Boulevard, and Stoney Trail makes commuting and getting around the city a breeze. Edgemont continues to be one of Calgaryâ€™s most desirable neighborhoods, known for its mature trees, beautiful pathways, nearby Nose Hill Park, and strong sense of community. This property is an affordable opportunity to own in an established area with incredible potential. Whether youâ€™re a family looking for a welcoming neighborhood, an investor seeking rental income, or someone ready to renovate and unlock equity, this Edgemont gem offers endless possibilities.

Built in 1980

Essential Information

MLS® #	A2270258
Price	\$489,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	30 Edgeford Place Nw
Subdivision	Edgemont

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2T2

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Off Street, On Street, Outside, Rear Drive, Paved, Parking Pad, Unpaved

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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