

# \$650,000 - 9 Edgeford Way Nw, Calgary

MLS® #A2205514

## \$650,000

5 Bedroom, 4.00 Bathroom, 1,422 sqft  
Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Turnkey rental in Edgemont generating \$3,500/month in reliable income—perfect for investors seeking a low-maintenance, high-return asset. This detached property offers 5 bedrooms, 3.5 bathrooms, and a fully self contained legalized suite, providing built-in flexibility and steady tenant demand. You™ll be able to live up and rent below, or keep it as reliable investment to build your portfolio. This beautiful home with vaulted ceilings brings in tons of natural light. The brand new windows will ensure you get that natural light with no problems. The new light fixtures, fresh paint, and a renovated bathroom, enhance its appeal while reducing future upkeep costs. With three bedrooms upstairs it can make the perfect family home with so much flexibility. Situated in a sought-after neighborhood with top-rated schools, shopping, and easy access to major roadways, this property offers both convenience and long-term value. Don™t miss this prime investment opportunity—schedule a viewing today.

Built in 1979

## Essential Information

MLS® #	A2205514
Price	\$650,000
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,422
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9 Edgeford Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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