

\$935,000 - 31 Edforth Way Nw, Calgary

MLS® #A2270442

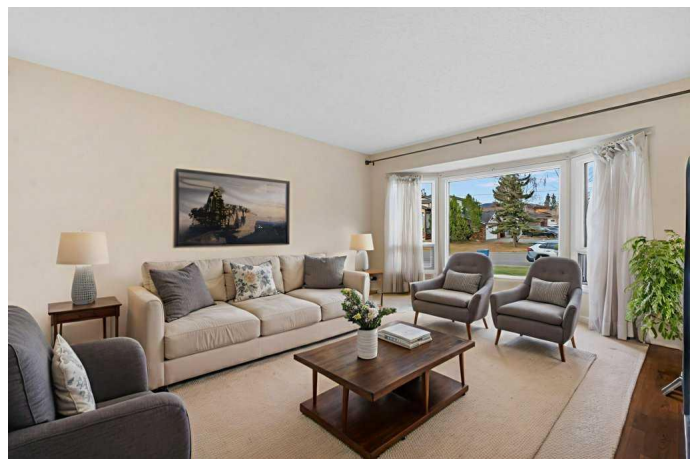
\$935,000

4 Bedroom, 3.00 Bathroom, 2,000 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Welcome to 31 Edforth Way, a meticulously maintained and recently updated property in the highly sought-after NW community of Edgemont, with no HOA fee. Offering 2,000 sq ft of developed living space, this 3-bedroom, 2.5-bathroom residence combines modern elegance with practical design—ideal for families, professionals, and those who love to entertain. Since 2020 the home has undergone an extensive professional renovation by McDonald Luxury Homes, in excess of \$385,000. Upgrades to the property include full kitchen renovation complete with new flooring, lighted stemware showcase cabinetry, undercabinet lighting, quartz countertops, touchless kitchen faucet and stunning stainless steel appliance package featuring Frigidaire fridge/freezer, high-power exhaust fan, Wolfe induction oven & ASKO dishwasher. All bathrooms offer marble countertops, heated tiled flooring & lit medicine cabinets. New HVAC system was installed with central air conditioning, two air filtration modalities (UV & HEPA), high-efficiency furnace, power humidifier and on-demand hot water tank. All south-facing main floor and basement windows were replaced & enlarged, and the “dated” basement developed area has been removed and awaits your personal design ideas. New electrical outlets were added in the basement; exterior walls have all been re-insulated and your future bedroom windows now meet egress. Epoxy resin floor has been installed in the garage



along with a new overhead door opener, and the sunny south-facing rear yard underwent a large-scale renovation highlighting a spacious maintenance-free composite deck with unique square-shaped stairs on 3 sides, gas BBQ hook-ups, pergola, oversized storage shed and stunning new landscaping package featuring underground irrigation system, electrical outlet for a future fountain, Blue Spruce/Mountain Ash trees, several lilac bushes & new sod. Walking distance to Nose Hill Park and a mere 20 minutes from the downtown core. Only 12 minutes to the University & Foothills Hospital, with easy access to the airport or your weekend mountain getaway. In close proximity to several area schools, shops, restaurants and wonderful walking paths throughout the community. This property is an absolute must see!

Built in 1983

Essential Information

MLS® #	A2270442
Price	\$935,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Edforth Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.