



**GRASSROOTS**  
REALTY GROUP

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**36 Edith Gate NW**  
**Calgary, Alberta**

**MLS # A2261503**



**\$650,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

\*\*\*First Time Buyers or Investors\*\*\*Discover an exceptional opportunity in the sought-after community of Glacier Ridge, NW Calgary. This nearly new home combines modern design, income potential, and everyday comfort. This property offers 4 spacious bedrooms along with a LEGAL suite/ walkout basement that's currently rented. The reliable rental income provides a significant mortgage helper, making this the ideal Live-Up, Rent-Down investment. On the main floor, enjoy a bright west-facing living room with large windows, a generous dining area, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and sleek modern cabinetry. The upper level boasts a luxurious primary suite with a private ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry. The fully developed legal suite includes its own separate entrance, spacious living room, modern kitchen, bright bedroom, in unit laundry, and high-end finishes, offering privacy and consistent income. Perfectly located, this home is close to major roadways including Stoney Trail and Sarcee Trail, with quick access to Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by future parks, playgrounds, and more than 10 km of community pathways, Glacier Ridge is designed for connection and convenience. First Time Homebuyers or investor seeking steady returns or a family looking for help with mortgage costs, this move-in-ready home is a rare find. Don't miss your chance &mdash; book your private showing today!