



GRASSROOTS
REALTY GROUP

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207, 245 Edith Place NW
Calgary, Alberta

MLS # A2267635



\$399,000

Division:	Glacier Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to your brand new home in the vibrant community of Glacier Ridge NW Calgary! This beautiful 3-bedroom, 2-bath apartment features a bright open layout with a modern kitchen, quartz countertops, stainless steel appliances, and elegant finishes throughout. The primary bedroom includes a 4-piece ensuite and closet, while two additional bedrooms offer flexibility for guests, family, or a home office. Enjoy your private balcony, in-suite laundry, and one underground titled parking stall, with a bus stop right at your doorstep for easy access around the city. The upcoming Glacier Ridge Village (opening Winter 2026) will offer incredible amenities: Outside: skating ribbon, walking paths, basketball courts, all-ages playground, splash park, tennis courts, ice rink, patio spaces, firepit, and toboggan hill. Inside: gymnasium, banquet hall, rentable rooms, and community gathering areas. Right across the street, enjoy a convenient plaza with daycare, restaurants, grocery store, Shoppers Drug Mart, medical clinic, dentist, and more. Modern comfort, community living, and unmatched convenience — this is Glacier Ridge living at its best!