



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**64 Edith Terrace NW  
Calgary, Alberta**

**MLS # A2270552**



**\$798,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home		

**Inclusions:** n/a

Location: Glacier Ridge, NW Calgary Type: Detached 2-Storey Home with Legal Basement Suite Bedrooms: 6 total (4 in main home + 2 in legal suite) Bathrooms: 4 total (3 full in main home + 1 in suite) Garage: Detached double-car garage Lot: Side lot Cooling: Central A/C Basement: Fully developed, legal 2-bedroom suite with separate entrance and laundry Welcome to this beautifully designed 4-bedroom, 4-bathroom home with a legal 2-bedroom basement suite, perfectly situated in the desirable community of Glacier Ridge in northwest Calgary. Located on a premium side lot, this property offers exceptional light, privacy, and functionality &mdash; ideal for growing families or savvy investors. The main floor features an inviting open-concept layout with a spacious living area, a modern kitchen with high-end finishes, and a full bedroom and bathroom &mdash; perfect for guests or multi-generational living. Upstairs, you&rsquo;ll find three additional bedrooms, including a primary suite complete with a private ensuite and walk-in closet. A full bathroom and convenient upper-level laundry complete the upper floor. The fully developed legal basement suite offers an excellent mortgage helper or rental opportunity, featuring two bedrooms, one bathroom, a full kitchen, a living area, and a separate laundry with a private side entrance. Additional Information Community: Glacier Ridge &ndash; a vibrant new development known for family-friendly amenities, green spaces, and easy access to Calgary&rsquo;s northwest conveniences. Ideal For: Families seeking space and comfort, or investors looking for a turn-key income property.