



**64 Edith Terrace NW
Calgary, Alberta**

MLS # A2270552



\$798,900

Division: Glacier Ridge

Type: Residential/House

Style: 2 Storey

Size: 1,826 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 6 **Baths:** 4

Garage: Double Garage Detached

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Stone, Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: 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 — 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 — perfect for guests or multi-generational living. Upstairs, you'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 — a vibrant new development known for family-friendly amenities, green spaces, and easy access to Calgary's northwest conveniences. Ideal For: Families seeking space and comfort, or investors looking for a turn-key income property.