



212, 245 Edith Place NW
Calgary, Alberta

MLS # A2271521



\$386,000

Division: Glacier Ridge

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 906 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 2

Garage: Enclosed, Parkade, Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 362

LLD: -

Zoning: M-2

Utilities: -

Heating: Baseboard **Water:** -
Floors: Carpet, Vinyl Plank **Sewer:** -
Roof: - **Condo Fee:** \$ 362
Basement: - **LLD:** -
Exterior: Composite Siding, Other **Zoning:** M-2
Foundation: - **Utilities:** -
Features: Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage

Inclusions: none

This condo is available. Ask your Realtor to arrange a showing or contact us directly. Welcome to Glacier Ridge by award winning Cedarglen Living! This brand new 2-bed, 2-bath apartment in the scenic, family friendly community of Glacier Ridge! Conveniently located close to shops, amenities, schools & professional services all within a short drive. Walk to Sage Hill Quarter, parks, and playgrounds in minutes. This GR-08 model is 906 sq ft (RMS size) and 984 sq ft (builder size) with a desirable layout, 9 ft knockdown ceiling throughout, luxury vinyl plank flooring, and plenty of top-quality features & upgrades. Step into a beautiful kitchen with full height black cabinetry, quartz counters with extended stool bar, Energy Star stainless steel appliances including a French door fridge with a waterline rough-in, undermount sink with pull down faucet, and separate pantry. Good sized dining room and an open living room separate the bedroom areas. The living room has an upgraded, reinforced wall & rough ins for a television, plus a sliding patio door opens out to the spacious balcony with a gas line hook up for a barbecue. This unit is roughed in for air conditioning! Plush carpet, large windows, and blackout blinds in both spacious bedrooms, each with a walk-in closet. The primary bedroom features a 4-pce ensuite, great storage in the vanity with upgraded drawers, and a spacious shower with a seat. The other 4-pce bathroom has a tub/shower combo and both offer quartz counters. Excellent laundry room features a full-size washer and dryer with space to add additional storage or countertop. Titled underground parking stall. This complex is well planned with a community garden, 10 visitor parking stalls, bike storage, & two elevators. Glacier Ridge has 10 km of trails & pathways with 5 schools planned and Glacier Ridge Village with a gymnasium, outdoor sport courts, a

splash park, skating, tobogganing and more! Easy access to the Rocky Mountains or travel on Hwy 1 & 2.