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170 Marmot Green NW Calgary, Alberta

MLS # A2271808



\$542,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,418 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: Kitchen Island, Open Floorplan, Quartz Counters

Inclusions: N/A

Welcome to this modern 3-bedroom corner lot duplex in the sought-after community of Glacier Ridge. The main floor offers an inviting living area with an electric fireplace, knock-down ceilings, vinyl flooring, and a stylish kitchen complete with a central island, quartz countertops, a built-in microwave, and a fridge with a water line. A half bath on this level provides added convenience for guests. Upstairs features three generous bedrooms, including a primary suite with its own 4-piece ensuite, plus a second 4-piece bathroom and a convenient laundry room. The basement includes a separate side entrance, a 9' foundation, and rough-ins for a future suite, offering excellent potential for added living space or income generation. Outside, you'Il find a deck with a built-in gas line for your BBQ, plus a gravel parking pad providing easy off-street parking. Located in Glacier Ridge, one of Calgary's newest and most desirable communities, this home blends modern comfort with everyday convenience.