## 119 Edith Drive NW
## Calgary, Alberta

**MLS # A2274427**



# $660,000

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| **Division:** | Glacier Ridge |
| **Type:** | Residential/House |
| **Style:** | 2 Storey |

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| **Size:** | 1,732 sq.ft. | **Age:** | 2024 (2 yrs old) |
| **Beds:** | 6 | **Baths:** | 2 full / 1 half |

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| **Garage:** | Off Street |
| **Lot Size:** | 0.04 Acre |
| **Lot Feat:** | Street Lighting |

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| **Heating:** | Forced Air | | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Full | | **LLD:** | - |
| **Exterior:** | Concrete, Vinyl Siding, Wood Frame | | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | No Animal Home, Quartz Counters, Walk-In Closet(s) | | | |

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| **Inclusions:** | None |

2 Bedroom LEGAL Basement suite!! Welcome to Glacier Ridge - one of Calgary&rsquo;s most sought after new communities! This 2024-built detached home offers over 1,500 sq ft of bright, modern living space with 4 bedrooms and 3.5 bathrooms.  The main floor features an open-concept layout with large windows, a stylish kitchen with a central island, and seamless flow into the dining and living areas. Upstairs, enjoy a comfortable primary suite with a walk-in closet and ensuite, plus two additional bedrooms and convenient upper-level laundry. The fully finished basement includes 2 additional bedrooms and a full bathroom. This space has already been leased out, providing an excellent opportunity for immediate rental income.  Located in vibrant Glacier Ridge, you&rsquo;re just minutes from Walmart, Costco, T&T, CO-OP, parks, school bus stops, daycare, and the upcoming Glacier Ridge Village. Numerous school options-Public, Catholic, Islamic, and Private-are easily accessible.  Combining convenience and modern comfort, this home is a fantastic opportunity in NW Calgary. Book your private showing today!