



211, 245 Edith Place NW
Calgary, Alberta

MLS # A2275304



\$365,900

Division: Glacier Ridge

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

Style: Apartment-Single Level Unit

Size: 902 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 2

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 358

LLD: -

Zoning: DC

Utilities: -

Heating: Baseboard, Natural Gas **Water:** -
Floors: Vinyl **Sewer:** -
Roof: Flat, Membrane **Condo Fee:** \$ 358
Basement: - **LLD:** -
Exterior: Composite Siding, Concrete, Wood Frame **Zoning:** DC
Foundation: Poured Concrete **Utilities:** -
Features: High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE Customer Insight BUILDER OF CHOICE AWARD, 6 YEARS RUNNING! BRAND NEW "GR08R" unit with high-spec features. You will feel right at home in this well thought-out, 902.12 RMS sq.ft. 2 bed, 2 bath home with open plan, 9' ceilings, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows) and huge walk-in closet. You'll be impressed with the 4pc ensuite with double vanities and stand up shower. The second bedroom is located on the other side of the unit for privacy and a 4pc bath with quartz counters, and undermount sink is located next to it. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, IMMEDIATE POSSESSION AVAILABLE AND DON'T FORGET TO CHECK OUT THE VIRTUAL TOUR.