



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**308, 245 Edith Place NW  
Calgary, Alberta**

**MLS # A2287737**



**\$267,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Glacier Ridge                      |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 587 sq.ft.                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                           |                   |        |
|--------------------|---------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat, Membrane                                                            | <b>Condo Fee:</b> | \$ 239 |
| <b>Basement:</b>   | -                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame                                    | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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 "GR04" unit with high-spec features. You will feel right at home in this well thought-out, 586.94 RMS sq.ft. 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), A/C rough-in, and so much more. The kitchen is spectacular with full height, two tone cabinets, quartz counters, upgraded bank of drawers for pots and pans, 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 sizeable walk-in closet. Right beside your bedroom is a 4pc bath with quartz counters, upgraded tiles to the ceiling, and undermount sink. 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.