

207, 245 Edith Place NW

Calgary, Alberta

MLS # A2273258



\$389,800

|             |                                                                                                                |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water                                                                                           | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                            | Sewer:     | -      |
| Roof:       | Flat                                                                                                           | Condo Fee: | \$ 340 |
| Basement:   | -                                                                                                              | LLD:       | -      |
| Exterior:   | Concrete                                                                                                       | Zoning:    | DC     |
| Foundation: | -                                                                                                              | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |            |        |
| Inclusions: | N/A                                                                                                            |            |        |

Welcome to your brand new home in the vibrant community of Glacier Ridge NW Calgary! This beautiful 3-bedroom, 2-bath apartment features a bright open layout with a modern kitchen, quartz countertops, stainless steel appliances, and elegant finishes throughout. The primary bedroom includes a 4-piece ensuite and closet, while two additional bedrooms offer flexibility for guests, family, or a home office. Enjoy your private balcony, in-suite laundry, and one underground titled parking stall, with a bus stop right at your doorstep for easy access around the city. The upcoming Glacier Ridge Village (opening Winter 2026) will offer incredible amenities: Outside: skating ribbon, walking paths, basketball courts, all-ages playground, splash park, tennis courts, ice rink, patio spaces, firepit, and toboggan hill. Inside: gymnasium, banquet hall, rentable rooms, and community gathering areas. Right across the street, enjoy a convenient plaza with daycare, restaurants, grocery store, Shoppers Drug Mart, medical clinic, dentist, and more. Modern comfort, community living, and unmatched convenience &mdash; this is Glacier Ridge living at its best!