

# \$685,000 - 13 Edith Gate Nw, Calgary

MLS® #A2200769

**\$685,000**

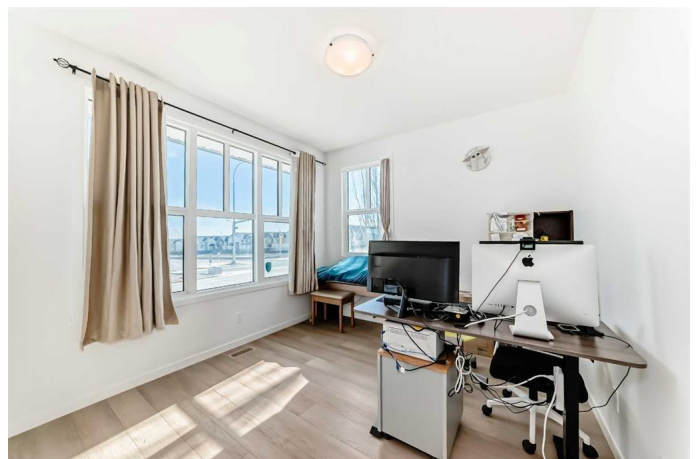
3 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.05 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this Beautiful Semi-Detached CORNER LOT home, in the new family-friendly community of GLACIER RIDGE.

The moment you enter this home you will be greeted by a 9ft. CEILING and a BRIGHT and SPACIOUS room that can be used as Living Room or as a HOME OFFICE. The Main floor offers a spacious OPEN CONCEPT Kitchen with elegant white cabinet, QUARTZ countertops, LARGE kitchen island, STAINLESS STEEL appliances, POWERFUL chimney hood fan and modern finishing, elegantly illuminated with pot lights. You will also find a GOOD SIZE living room and a half bath. The Upper Floor features a MASTER BEDROOM with a 4 piece ensuite equipped with a DOUBLE VANITY and a WALK-IN CLOSET designed to meet all your storage needs. There are Two additional bedrooms with EASY ACCESS to a shared bathroom, a BONUS ROOM providing additional space for relaxation and a spacious laundry room to complete this level. This home comes with a DOUBLE DETACHED GARAGE and a secluded public area right next to the property that can be occasionally used as visitor parking. The community offers easy access to all kinds of amenities, like Gym, Restaurants, Supermarkets, Walmart, major Banks, Medical Facilities and nearby shopping centers like Beacon Hill and Creekside. Don't miss your opportunity to own this exceptional home in one of Calgary's most exciting new neighbourhoods! Call to Book your viewing



Today.

Built in 2022

### Essential Information

MLS® #	A2200769
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,814
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	13 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	33
Zoning	R-Gm
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.