

\$331,000 - 111, 245 Edith Place Nw, Calgary

MLS® #A2133364

\$331,000

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Glacier Ridge, Calgary, Alberta

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "GR-05" unit with high-spec features and customizable. You will feel right at home in this well thought-out 614.73 RMS sq.ft. (675 sq.ft. builder size) 1 bed, 1 bath home with open plan, 9' ceilings, LVP & LVT flooring, carpet to bedrooms, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV) in every unit 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 dining area, which transitions into the spacious living area, perfect for entertaining. The spacious bedroom has a large bright window (triple pane windows) and sizeable walk-in closet. Nearby is the spacious laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, white roller blind package (except patio doors), designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled underground parking stall included and limited storage cages available for purchase. 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, PRE-CONSTRUCTION OPPORTUNITY and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE JULY 2025 - JULY 2026. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Built in 2025

Essential Information

MLS® #	A2133364
Price	\$331,000
Sold Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	111, 245 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Garage Door Opener, Stall, Titled, Underground
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Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Flat, Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	June 4th, 2024
Days on Market	17
Zoning	DC
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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