

\$722,400 - 316 Edith Place Nw, Calgary

MLS® #A2141030

\$722,400

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Glacier Ridge - 316 Edith Place NW:
PRE-CONSTRUCTION OPPORTUNITY to
BUILD YOUR DREAM HOME in Glacier
Ridge. The Fiesta III built by Shane Homes
features 3 bedrooms, 2.5 bathrooms, 1,644 sq
ft, an attached double car garage and a
southwest facing backyard. The open main
floor features a kitchen with stainless steel
appliances, corner walk-in pantry and island
with seating; breakfast nook with sliding patio
doors to the backyard; living room with
upgraded electric fireplace, 2 pc powder room
and mud room. The upper level features a
spacious primary bedroom with 4 pc ensuite
including make-up vanity, and walk-in closet; 2
additional bedrooms, bonus room, 4 pc main
bathroom and laundry. The lower level
basement remains unspoiled with upgraded
side entry and 9' basement foundation. Glacier
Ridge is home to trails, future schools, parks,
playgrounds, and the future Glacier Ridge
Village Residents Association which will
feature a private facility with a spray park,
firepit, hockey rink, basketball courts + much
more. The community offers quick access to
major roads such as Stoney Trail, Sarcee Trail
and Shaganappi Trail. Call for more info!



Built in 2024

Essential Information

MLS® # A2141030

Price \$722,400

Sold Price	\$740,209
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	316 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	June 29th, 2024
Days on Market	12
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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