

\$627,000 - 101 Edith Gate Nw, Calgary

MLS® #A2149147

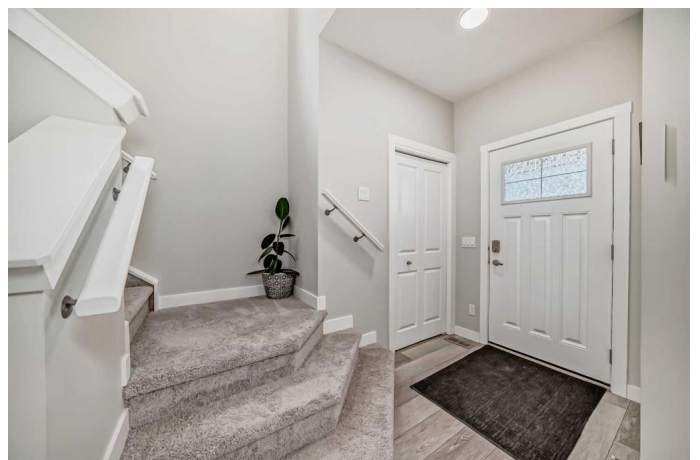
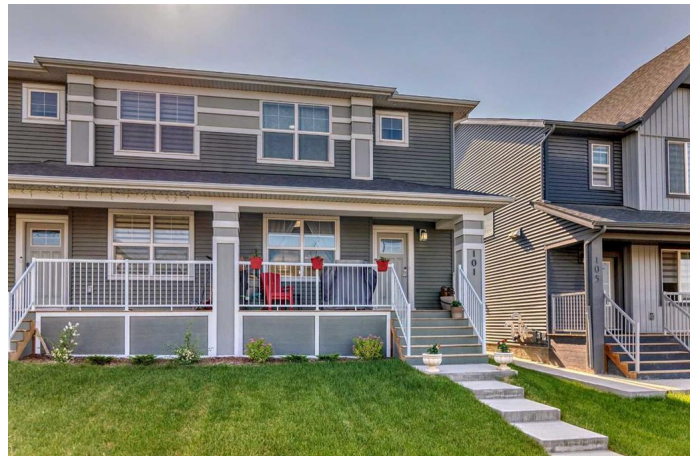
\$627,000

3 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this modern sanctuary in Glacier Ridge, a stunning 2022-built duplex offering 2,348 sq ft of contemporary comfort (1,621 sq ft above grade) perfect for family living. Enjoy the professionally landscaped front yard with a spacious covered porch and serene views of the tree-lined main street. The low-maintenance backyard features a custom large deck, lush green grass, and a gravel parking pad ready for a future double garage. Inside, 9-foot ceilings and large windows create a bright, airy atmosphere. The gourmet kitchen includes a central island, stainless steel appliances, and a versatile walk-in pantry or office space. The comfortable master suite boasts a 3-piece ensuite and walk-in closet. The upper floor offers a laundry room, two additional bedrooms, a bonus room, and another full bathroom. Modern comforts include vinyl plank flooring, quartz countertops, a smart home package, and a central air purifier. The home is covered by the Alberta New Home Warranty. With a separate basement entrance, this property offers income potential or a mortgage helper. Glacier Ridge provides easy access to Stoney Trail, Sarccee Trail, and Shaganappi Trail, as well as 10 km of walking trails, parks, and playgrounds. Nearby amenities include Costco, Beacon Hill, Sage Hill, and Nolan Hill, along with several schools and more planned for the community. Don't miss out on this exceptional home – schedule your viewing today!



Built in 2022

Essential Information

MLS® #	A2149147
Price	\$627,000
Sold Price	\$625,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	101 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Z3

Amenities

Amenities	Clubhouse, Gazebo, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features None
Lot Description Front Yard, Low Maintenance Landscape, Gentle Sloping, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2024
Date Sold August 30th, 2024
Days on Market 49
Zoning R-Gm
HOA Fees 400.00
HOA Fees Freq. ANN

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.