

# \$649,000 - 116 Edith Place Nw, Calgary

MLS® #A2161232

## \$649,000

3 Bedroom, 3.00 Bathroom, 1,749 sqft  
Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to the Lancaster Duplex situated on a walkout lot. The model features an open main floor layout anchored by the large galley style kitchen. The upper floor features a large primary bedroom completed by a 4pc ensuite for his & hers sinks and 2 secondary bedrooms. The basement is unfinished, leaving the option of potential future development to your needs. Glacier Ridge offers a rare chance for families to live in a new, prestigious new Northwest community that feels nostalgic. There's room to grow, live and play among the mature tree-lined streets where resort-inspired streetlights warm the fronts of meticulously designed craftsman, prairie and mountain inspired homes. Best of all, it's adjacent to established communities, which means all your go-to amenities and favorite destinations are just a short drive away. Photos are representative.



Built in 2024

## Essential Information

MLS® #	A2161232
Price	\$649,000
Sold Price	\$622,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749

Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### Community Information

Address	116 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2E2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

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

### Additional Information

Date Listed	August 30th, 2024
Date Sold	October 9th, 2024
Days on Market	40

Zoning	R-G
HOA Fees	0.00

**Listing Details**

Listing Office            Bode Platform Inc.

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