

\$765,000 - 308 Edith Place Nw, Calgary

MLS® #A2187947

\$765,000

3 Bedroom, 3.00 Bathroom, 2,016 sqft
Residential on 0.08 Acres

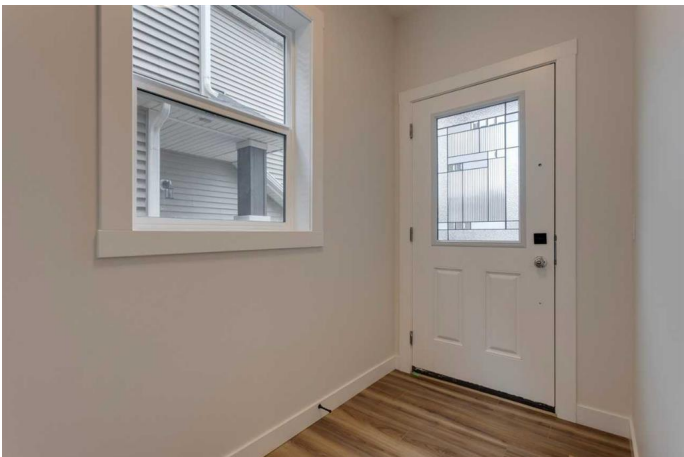
Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this quick possession Shane Home. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the owner’s bedroom and secondary bedrooms Luxurious rear owner’s bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living \$5,000 landscaping voucher included by Shane Homes. Glacier Ridge offers natural beauty and convenient access to amenities.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2187947 |
| Price | \$765,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,016 |
| Acres | 0.08 |



| | |
|------------|-------------|
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 308 Edith Place Nw |
| Subdivision | Glacier Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R2C9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters |
| Appliances | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Electric Oven |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Decorative, Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Rain Gutters |
| Lot Description | Back Lane, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed January 15th, 2025
Days on Market 203
Zoning R-G
HOA Fees 400
HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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