

# \$748,888 - 169 Edith Way Nw, Calgary

MLS® #A2198379

**\$748,888**

6 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience luxury living in this stunning new built corner home located in Glacier Ridge NW, complete with a 2-bedroom legal suite. Upon entering, youâ€™ll be greeted by a spacious, open-concept layout featuring a living room, dining area, and an upgraded kitchen with a large center island, stainless steel appliances. The main floor also includes a bedroom and a full bathroom.

The upper floor boasts a generous bonus room, a primary bedroom with a walk-in closet and a 4-piece en-suite, plus two additional well-sized bedrooms, another 4-piece bathroom, and a convenient laundry room. The legal basement suite offers a rec room, two spacious bedrooms, a 4-piece bathroom, and a second kitchen with its own separate entrance.

Outdoor living is a delight with a good-sized backyard perfect for BBQs, and a rear parking pad with back lane access. Situated across from the future Community Centre (The Village) and close to parks, playgrounds and shopping, this home is in an unbeatable location with easy access to major roads like Shaganappi Trail, Sarcee Trail, and Stoney Trail, as well as nearby shopping centers.

Donâ€™t miss this incredible opportunityâ€”take a 3D tour and book your showing today!"



Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198379    |
| Price          | \$748,888   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,830       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 169 Edith Way Nw |
| Subdivision | Glacier Ridge    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3R 2B8          |

Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                |
| Heating           | High Efficiency, Forced Air                                                                                        |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Exterior Entry, Full, Suite                                                                                        |

Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Concrete, Wood Frame             |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 52                  |
| Zoning         | R-G                 |
| HOA Fees       | 420                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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