$899,000 - 153 Edith Villas Nw, Calgary

MLS® #A2210111

$899,000

3 Bedroom, 3.00 Bathroom, 2,613 sqft
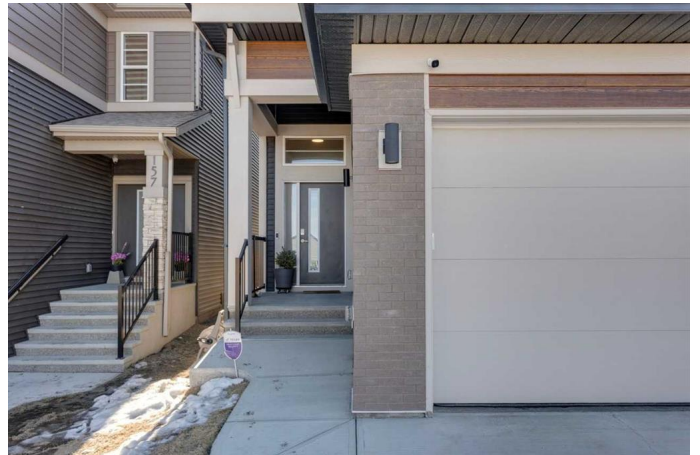Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Discover the perfect blend of style, innovation, and functionality in this stunning, upgraded home located in the highly sought-after Glacier Ridge communityâ€"a new NorthWest (NW) neighbourhood surrounded by parks, playgrounds, and natural beauty.

Boasting over $50,000 in upgrades, this spacious residence is a showcase of thoughtful design and energy efficiency. Enjoy year-round comfort with dual high-efficiency furnaces, MERV 13 filters, integrated humidifiers, UVC air purification, and air conditioning for the upper floor. Sustainability meets savings with triple-pane windows, a Navien tankless water heater, six solar panels, and a garage outfitted with an EV charging outlet.

Step into the heart of the homeâ€"an impressive gourmet kitchen featuring 9-ft ceilings, quartz countertops, built-in stainless steel appliances, a large center island, and a walk-in pantryâ€"perfect for entertaining and everyday living. The open-concept main floor is bright and inviting, offering a welcoming foyer with a walk-in closet, flex room, mudroom, powder room, and sun-soaked living and dining spaces.

Upstairs, retreat to the primary suite with a spa-inspired ensuite, complete with dual vanities and his-and-her walk-in closets. Two additional bedrooms, a full bath, a versatile

bonus room, and a spacious laundry room with a separate walk-in linen storage complete the upper level.

Outside, enjoy the 12x10 deck with a BBQ gas line, a fenced backyard, and basement rough-ins ready for your future development. Additional highlights include Hunter Douglas window coverings, a side entrance, and a spacious 2-car garage. Own in one of NW Calgaryâ€™s most dynamic new communities!

Built in 2022

Essential Information

MLS® #	A2210111
Price	$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	153 Edith Villas Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Y8

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), 220 Volt Wiring
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Instant Hot Water, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.