

# \$865,000 - 153 Edith Villas Nw, Calgary

MLS® #A2230604

**\$865,000**

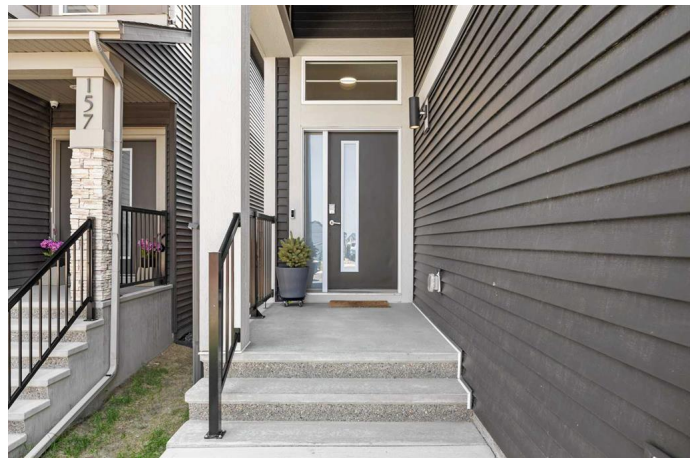
3 Bedroom, 3.00 Bathroom, 2,610 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 153 Edith Villas NW, a beautifully designed and thoughtfully upgraded modern 3 Bedroom, 2.5 Bath Family Home located in the sought-after Northwest (NW) Community of Glacier Ridge.

This home offers the perfect blend of style and functionality across three spacious levels. The main floor features a grand foyer with a soaring 10'8" ceiling, an open-concept layout with 9' ceilings, and a generously sized Den – ideal for your home office. Bright and spacious Living and Dining areas are enhanced by Hunter Douglas window coverings and flow seamlessly into the chef-inspired Kitchen, complete with a large center island with eating bar, Quartz countertops, a Walk-Through Pantry with Butler's Counter, and High-End KitchenAid Stainless Steel Appliances including a Gas Cooktop and Built-in Oven. Heading upstairs, a spacious Bonus Room provides additional living space, while the tranquil Primary Bedroom features a 5-piece spa-inspired Ensuite with Dual Walk-in Closets, His & Her Vanity, a separate makeup Vanity, a Tiled Shower, and a deep Soaker Tub – perfect for unwinding at the end of the day. Two additional well-sized Bedrooms, a 5-piece Bath with Double Vanity, and a conveniently located Laundry Room complete the fabulous Upper Level. Throughout the home, you'll appreciate the modern, stylish finishes and attention to detail that create a warm and contemporary



atmosphere.

The Basement is ready for your future development and offers excellent potential with its extra-height ceiling, Separate Side Entrance, Bathroom Rough-in, and existing mechanical setup that's well-suited for a future Legal Suite. The home features two furnaces and Central Air Conditioning, enhancing comfort and allowing for efficient temperature control. Additional upgrades include a Tankless On-Demand Water Heater (2 years old) and a full Plumbing System Flush completed 1 year ago.

Step outside to enjoy a fully Landscaped and Fenced Yard with a Deck and Gas Hookup – perfect for relaxing or entertaining guests! An insulated double attached garage with a 220V outlet for EV charging completes this exceptional home.

Don't miss your chance to own this stylish and well-equipped home with thoughtful upgrades throughout!

Built in 2022

**Essential Information**

MLS® #	A2230604
Price	\$865,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,610
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	T3R 1Y8

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s), Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), Humidifier, Instant Hot Water, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	39
Zoning	R-G

HOA Fees	420
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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