

# \$334,900 - 409, 245 Edith Place Nw, Calgary

MLS® #A2254187

## \$334,900

1 Bedroom, 1.00 Bathroom, 651 sqft  
Residential on 0.00 Acres

Glacier Ridge, Calgary, Alberta

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "GR04" unit with high-spec features. You will feel right at home in this well thought-out TOP FLOOR, 651.0 RMS sq.ft. 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height, two tone cabinets, quartz counters, upgraded bank of drawers for pots and pans, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows) and sizeable walk-in closet. Right beside your bedroom is a 4pc bath with quartz counters, upgraded tiles to the ceiling, and undermount sink. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural



coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY (drywall stage) and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION IS DECEMBER 4, 2025. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254187          |
| Price          | \$334,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 651               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 409, 245 Edith Place Nw |
| Subdivision | Glacier Ridge           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 2C9                 |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Titled, Underground                                                         |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | Rough-In                                                                                      |
| # of Stories      | 4                                                                                             |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Courtyard                              |
| Roof              | Flat, Membrane                         |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 75                  |
| Zoning         | DC                  |
| HOA Fees       | 325                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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