

\$599,900 - 36 Edith Gate Nw, Calgary

MLS® #A2261503

\$599,900

4 Bedroom, 4.00 Bathroom, 1,584 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

First Time Buyers or Investors***Discover an exceptional opportunity in the sought-after community of Glacier Ridge, NW Calgary. This nearly new home combines modern design, income potential, and everyday comfort.

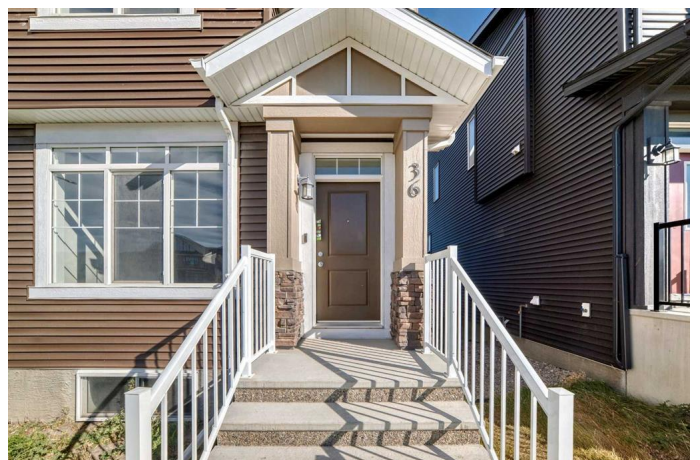
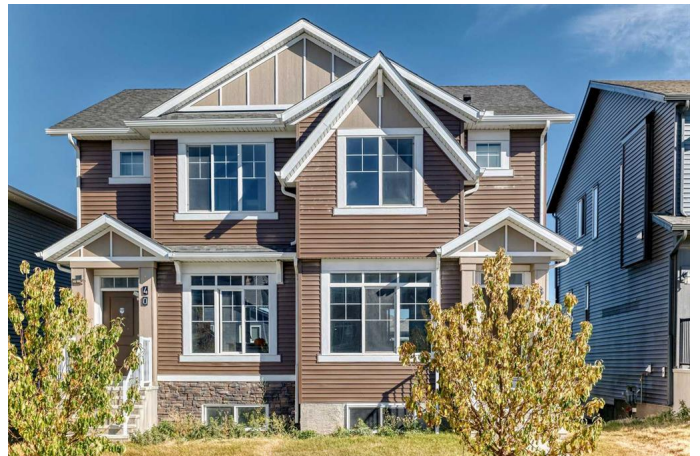
This property offers 4 spacious bedrooms along with a LEGAL suite/ walkout basement that's currently rented. The reliable rental income provides a significant mortgage helper, making this the ideal Live-Up, Rent-Down investment.

On the main floor, enjoy a bright west-facing living room with large windows, a generous dining area, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and sleek modern cabinetry.

The upper level boasts a luxurious primary suite with a private ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry.

The fully developed legal suite includes its own separate entrance, spacious living room, modern kitchen, bright bedroom, in unit laundry, and high-end finishes, offering privacy and consistent income.

Perfectly located, this home is close to major roadways including Stoney Trail and Sarcee Trail, with quick access to Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by



future parks, playgrounds, and more than 10 km of community pathways, Glacier Ridge is designed for connection and convenience.

First Time Homebuyers or investor seeking steady returns or a family looking for help with mortgage costs, this move-in-ready home is a rare find.

Don't miss your chance – book your private showing today!

Built in 2022

Essential Information

MLS® #	A2261503
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,584
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	36 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z2

Amenities

Parking Spaces	2
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Parking	Parking Pad
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Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Humidifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	47
Zoning	R-Gm

Listing Details

Listing Office	VIP Realty & Management
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