

# \$769,000 - 312 Edith Place Nw, Calgary

MLS® #A2191772

**\$769,000**

3 Bedroom, 4.00 Bathroom, 2,079 sqft  
Residential on 0.08 Acres

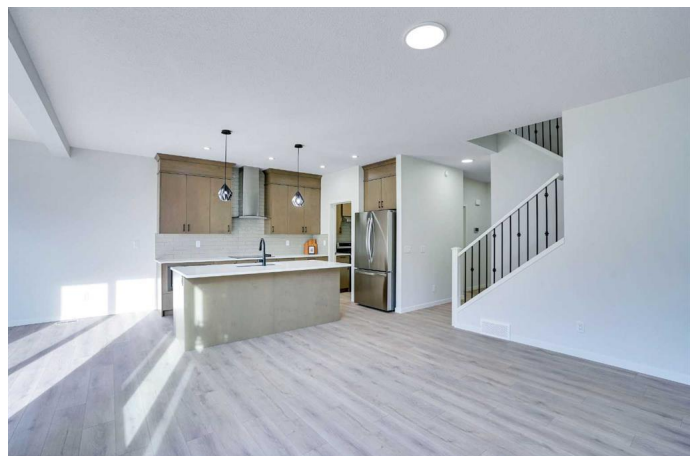
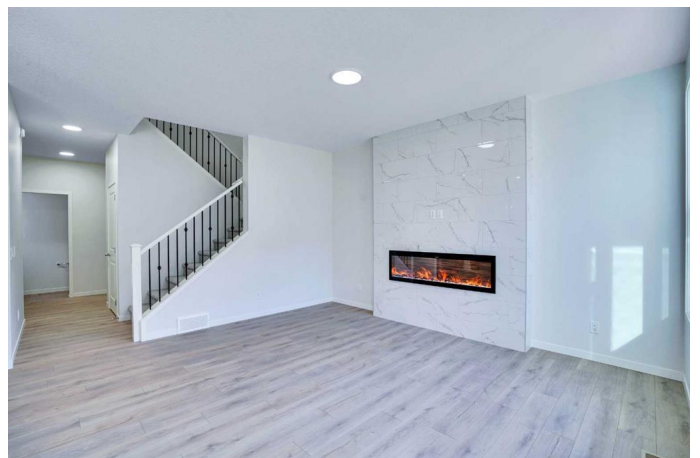
Glacier Ridge, Calgary, Alberta

GORGEOUS 2079 SQUARE FEET BRAND NEW HOME , DETACHED HOME WITH DOUBLE ATTACHED GARAGE, MAIN FLOOR HAS DEN , SPACIOUS GREAT ROOM WITH ELECTRIC FIRE PLACE , BEAUTIFUL KITCHEN WITH BUILT IN APPLIANCES, SPICE KITCHEN WITH GAS STOVE, UPPER FLOOR HAS THREE GOOD SIZE BEDROOMS, TWO MASTER BEDROOMS WITH ENSUITES, NICE BONUS ROOM, TOTAL 3.5 BATHS IN THIS BEAUTIFUL HOME. GREAT LOCATION WHICH IS CLOSE TO AMENITIES . THIS HOME IS BRAND NEW AND READY TO MOVE IN. SHOWS BEAUTIFUL. A MUSE SEE ! VACANT FOR IMMEDIATE POSSESSION .

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191772    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,079       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 312 Edith Place Nw |
| Subdivision | Glacier Ridge      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 2C9            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Stone, Wood Frame          |
| Foundation        | Poured Concrete            |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | February 1st, 2025 |
|-------------|--------------------|

Days on Market 81  
Zoning R-G

## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.