

# \$899,000 - 153 Edith Villas Nw, Calgary

MLS® #A2210111

**\$899,000**

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

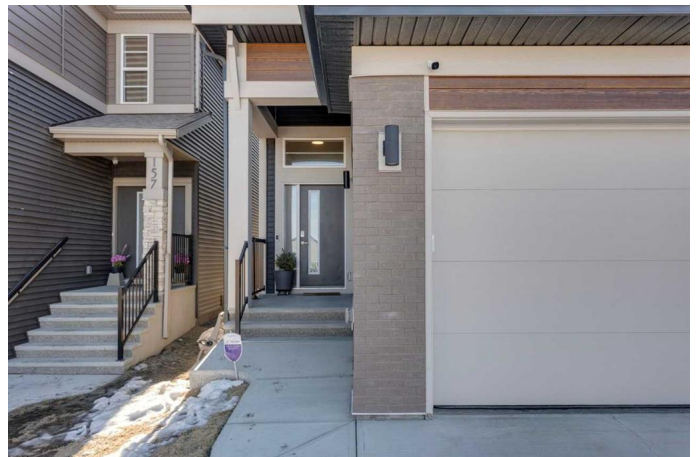
Glacier Ridge, Calgary, Alberta

An incredible opportunity to own a stunning home in Glacier Ridge, a vibrant NorthWest (NW) community with parks and playgrounds. This spacious home with over 50K in upgrades is designed for comfort and efficiency, featuring two high-efficiency furnaces with MERV 13 filters, integrated humidifiers and UVC air purification, air conditioning for the top floor, a 6-solar-panel system, triple-pane windows, a Navien tankless water heater, Hunter Douglas window coverings and a 2-car garage with an EV charging outlet. The gourmet kitchen boasts a 9-ft ceiling, quartz countertops, built-in stainless steel appliances, a large island, and a walk-in pantry. The open-concept main floor includes a foyer with a walk-in closet, mudroom, flex room, half-bath, and sunlit living/dining areas. Upstairs, the primary suite offers a spa-like ensuite with his-and-her spaces and the walk-in closets. You'll also find two additional bedrooms, a full bath, a bonus room, and a spacious laundry with a separate walk-in linen closet. Additional perks include a side entrance, 12x10 deck with a BBQ gas line, fenced backyard and basement rough-in plumbing.

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

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, 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	30
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform 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.