

# \$619,900 - 99 Edith Passage Nw, Calgary

MLS® #A2226472

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,623 sqft

Single Family on 0.06 Acres

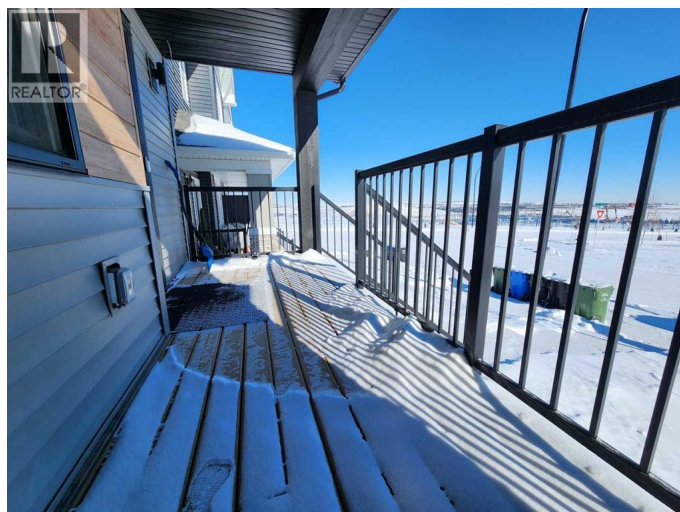
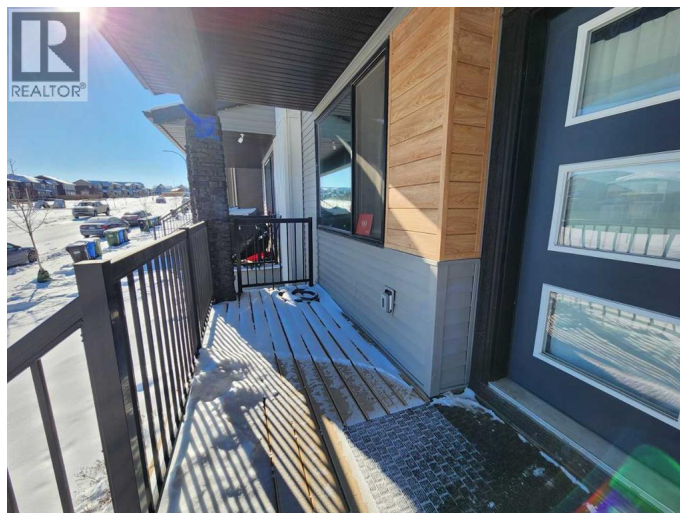
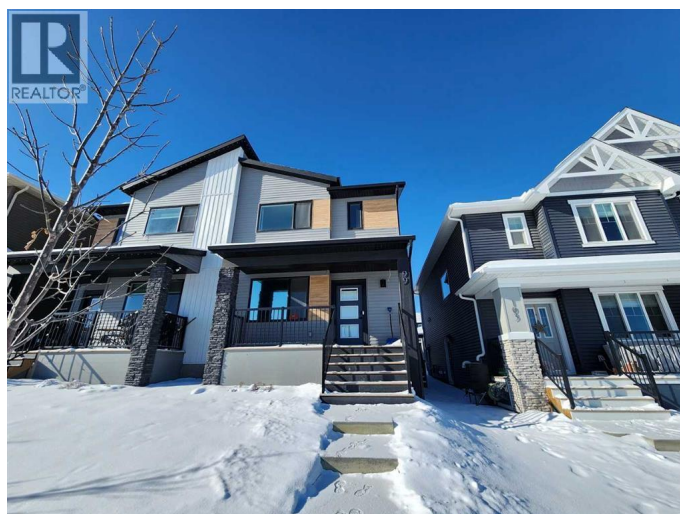
Glacier Ridge, Calgary, Alberta

Right across from a green space playground, double detached garage, and fully upgraded, welcome to this 1622 sqft very well kept home in popular Glacier Ridge. It features 9 feet ceiling and vinyl flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, built in microwave oven and chimney hood fan, and stainless steel appliances. Upper floor has a bonus room, large master bedroom with walk in closet and 4 pieces ensuite, 2 good size kids' bedrooms, and laundry room. Main floor with large and sunny living room, spacious dining area, large open kitchen with big island, mud room to the back entrance, detached garage, and covered front porch. Separated entrance to the basement, with water softener, future bar and bathroom rough in. It closes to playground, shopping, and easy access to major roads. \*\* 99 Edith Passage NW \*\* (id:6289)

Built in 2023

## Essential Information

Listing #	A2226472
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,623
Acres	0.06



Year Built	2023
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	99 Edith Passage Nw
Subdivision	Glacier Ridge
City	Calgary
Province	Alberta
Postal Code	T3R2B5

### Amenities

Amenities	Playground, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Separate entrance

### Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Century 21 Bravo Realty
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Listing information last updated on October 12th, 2025 at 5:31pm PDT