# \$839,900 - 20 Edith Crescent Nw, Calgary

MLS® #A2260631

### \$839,900

4 Bedroom, 4.00 Bathroom, 1,815 sqft Single Family on 0.09 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this four-bedroom, three-and-a-half-bathroom home in Glacier Ridge, one of Northwest Calgary's fastest-growing communities. The main floor opens with a bright, spacious family room featuring soaring 18-foot ceilings, a striking fireplace, and oversized windows that flood the home with natural light. The kitchen is designed for everyday living and entertaining with a gas stove, upgraded finishes, and seamless connection to the dining area. Both the main and second floors are fitted with power blinds for comfort and convenience, while central air conditioning ensures year-round ease. The fully legal basement suite offers a private entrance, its own furnace, and flexible space perfect for extended family or rental income. Efficiency meets modern living with 10 solar panels and a 200-amp electrical service ready for future expansion. An extended driveway, paved backyard path, and full landscaping complete this move-in ready property. Glacier Ridge offers families and investors a rare blend of community and convenience, with new schools, playgrounds, and green spaces already in place and shopping and major routes minutes away. With four bedrooms, three and a half bathrooms, and a legal suite, 20 Edith Crescent NW delivers the space, upgrades, and investment potential you've been searching for in Calgary's northwest. (id:6289)







#### **Essential Information**

Listing # A2260631
Price \$839,900

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Square Footage 1,815
Acres 0.09
Year Built 2023

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 20 Edith Crescent Nw

Subdivision Glacier Ridge

City Calgary
Province Alberta
Postal Code T3R2C3

#### **Amenities**

Amenities Park, Playground, Shopping

Features See remarks, No Smoking Home

Parking Spaces 4

Parking Attached Garage

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Stove, Dryer,

Microwave, Microwave Range Hood Combo, Window Coverings

Heating Other, Forced air, Space Heater

Cooling Central air conditioning

Fireplace Yes
# of Fireplaces 1
# of Stories 2

Basement Separate entrance

#### **Exterior**

Exterior Vinyl siding

Exterior Features Landscaped, Lawn

Foundation Poured Concrete

## **Listing Details**

Listing Office Charles





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