

\$650,000 - 36 Edith Gate Nw, Calgary

MLS® #A2261503

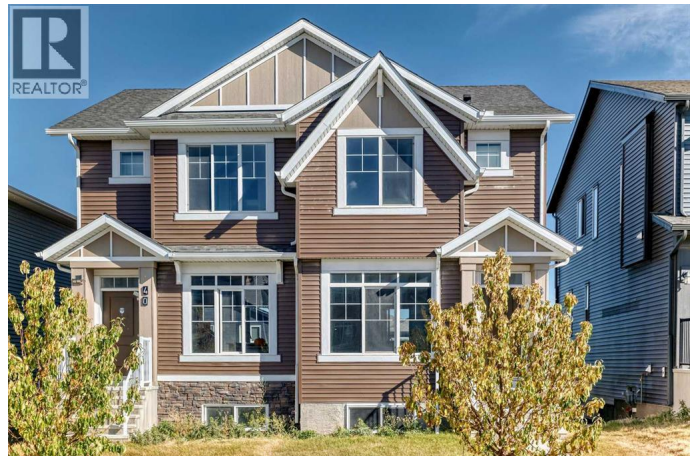
\$650,000

4 Bedroom, 4.00 Bathroom, 1,584 sqft

Single Family on 0.06 Acres

Glacier Ridge, Calgary, Alberta

First Time Buyers or InvestorsDiscover 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 thatâ€™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.Donâ€™t miss your chance â€” book
your private showing today! (id:6289)

Built in 2022

Essential Information

Listing #	A2261503
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,584
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
Province	Alberta
Postal Code	T3R1Z2

Amenities

Amenities	Park, Playground
Features	Back lane
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Humidifier
Heating	Forced air
Cooling	None
# of Stories	2
Basement	Walk out, Suite

Exterior

Exterior	Vinyl siding
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Foundation

Poured Concrete

Listing Details

Listing Office

VIP Realty & Management



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