

# \$669,000 - 102 Edith Green Nw, Calgary

MLS® #A2199964

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,593 sqft

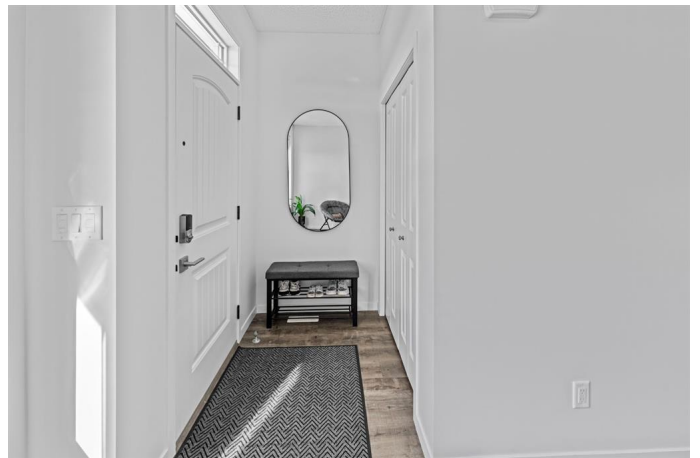
Residential on 0.01 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 102 Edith Green, a Stunning home situated in the highly desirable community of Glacier Ridge. Welcome to this beautifully designed 1593 sqft+ roughly 644.59 sqft for basement. This duplex offering modern finishes and a 1-bedroom legal secondary suite perfect for rental income or extended family! As you step inside, you're greeted by an open-concept living, dining, and kitchen area that seamlessly flows together, creating a bright and inviting space. The fireplace adds warmth and elegance, while the large staircase window floods the home with natural light. The kitchen boasts quartz countertops throughout, premium Samsung appliances with a gas cooktop, and sleek cabinetry. Blinds are already installed for added privacy. Upstairs, you'll find three spacious bedrooms, each with its own walk-in closet. The primary suite offers a luxurious retreat, while the additional bedrooms provide ample space for family or guests. A big-size deck extends your living space outdoors perfect for entertaining or relaxing. A standout feature of this home is the legal basement suite, which is accessed via a separate side entrance.

This is a self-contained 1-bedroom legal suite, offering excellent rental potential. Don't miss this incredible opportunity to own a stylish, income-generating home in a prime location. Book your showing today!

Built in 2024



## Essential Information

MLS® #	A2199964
Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	102 Edith Green Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2B5

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Playground
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	67
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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