

# \$315,000 - 115, 245 Edith Place Nw, Calgary

MLS® #A2189652

**\$315,000**

1 Bedroom, 1.00 Bathroom, 649 sqft

Residential on 0.00 Acres

Glacier Ridge, Calgary, Alberta

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "GR-01" unit with high-spec features and customizable. You will feel right at home in this well thought-out 648.72 RMS sq.ft. (707 sq.ft. builder size) 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring, carpet to bedrooms, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows) and sizeable walk-in closet. Right beside your bedroom is a 4pc bath with quartz counters and undermount sink. Nearby is the spacious laundry/storage room, this is a must see (washer & dryer included). Highlights include: Hardie board siding, designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled underground parking stall included and limited storage cages available for purchase. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural



coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE SEPT 2025 - FEBRUARY 2026. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Built in 2025

**Essential Information**

MLS® #	A2189652
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	649
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

**Community Information**

Address	115, 245 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2C9

**Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard
Roof	Flat, Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	86
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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