

## 21 Edith Gate NW Calgary, Alberta

**MLS # A2257638**



# \$540,000

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Glacier Ridge                    |               |                  |
| <b>Type:</b>     | Residential/Duplex               |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                  |
| <b>Size:</b>     | 1,495 sq.ft.                     | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad                      |               |                  |
| <b>Lot Size:</b> | 0.05 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                  |

|                    |                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Electric, Natural Gas                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** N/A

**GREAT PRICE DUPLEX IN GLACIER RIDGE| Quick Possession!!** 3-Bedroom Duplex in a Desirable Calgary Upper middle class Community of Glacier ridge. Move-in ready and designed for modern living, this stunning 3-bedroom duplex built in 2023 is now available for sale in one of Calgary's best communities. Main Floor Elegance, Stylish vinyl plank in the main floor and gorgeous rug carpet in the upper floor . Upgraded gourmet kitchen featuring: Stainless steel appliances Electric gas range, Chimney hood fan with full-height tile backsplash, " French door refrigerator with ice and water Built-in microwave . New modern blinds through out the house. Added convenience newly built deck with gas line for barbecue. Upper Level Comfort, Cozy carpet flooring. Three spacious bedrooms, including: A primary master ensuite with a bath and huge walk-in closet. Two additional bedrooms and a full bathroom. Samsung washer & dryer conveniently located on the upper level. Lower level is unfinished, provides incredible potential for customization and is awaiting your creative touches to transform it into the space of your dreams. This beautifully built and located home could be yours today, Book your viewing today!