

# \$699,900 - 37 Edith Manor Nw, Calgary

MLS® #A2242064

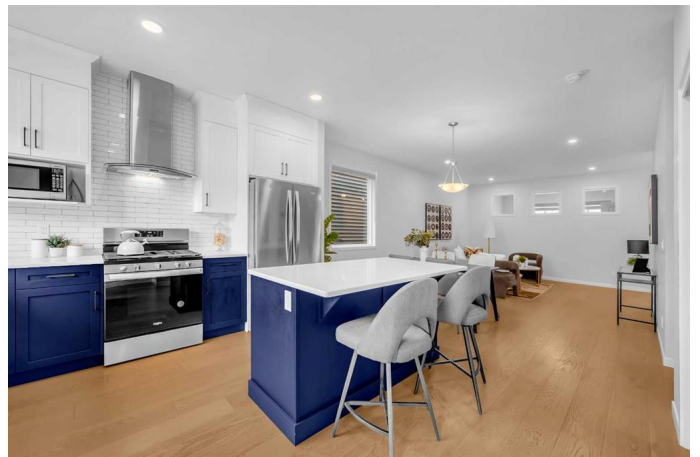
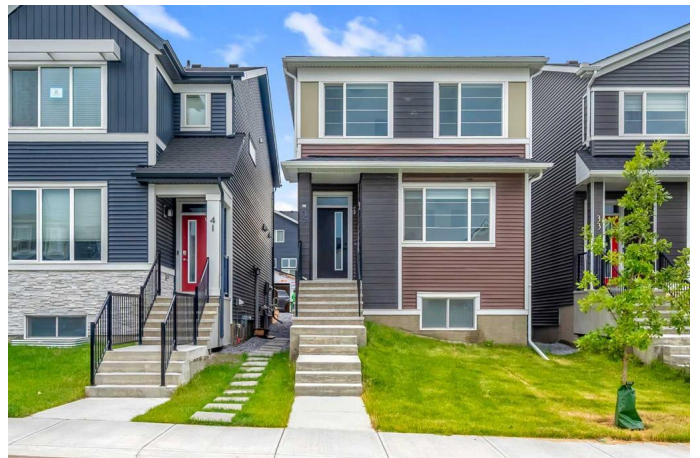
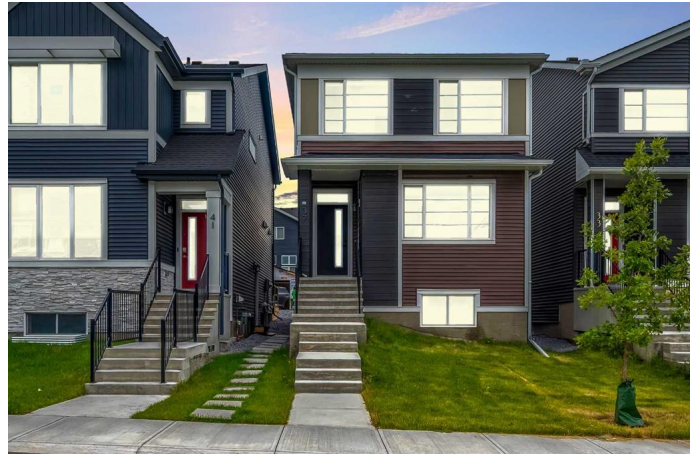
**\$699,900**

6 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.01 Acres

Glacier Ridge, Calgary, Alberta

Welcome to the fantastic and desirable community of Glacier Ridge! This beautiful, modern 1840 Sqft home offers a blend of spacious living and thoughtful upgrades. When you enter, you'll be greeted by a bright and expansive living room, with large windows that invite natural light to flood the space — perfect for cozy gatherings. The home also boasts 9-foot ceilings throughout the main level, adding to its airy and open feel. This property features a 2-bedroom finished LEGAL suite, ideal for guests, extended family, or potential rental income. The suite is complete with its own living space, making it both functional and private. You'll also appreciate the finished professionally landscaped yard, designed for relaxation and outdoor enjoyment. The open-concept kitchen is a chef's dream, featuring beautiful Quartz countertops, upgraded kitchen cabinets, stainless steel appliances, an upgraded backsplash, timeless cabinetry, and a double sink. Vinyl plank flooring and upgraded carpet underlay complete the look, adding both style and durability to the space. Pot lights throughout the main level illuminate every corner of this gorgeous home. The upper level houses 3 spacious bedrooms, including a primary suite that's fit for a king or queen, complete with a luxurious 4-piece ensuite and a large walk-in closet. There's also a bonus room and convenient laundry closet on the same floor. With easy access to local shopping — including Walmart, Dollar



Store, Bottle Depot, major banks, T & T, clinics, and restaurants – everything you need is just a short walk or drive away. Plus, with the new Calgary C-train line planned just minutes away, commuting and exploring the city is a breeze.

Built in 2022

**Essential Information**

MLS® #	A2242064
Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.01
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	37 Edith Manor Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y7

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Microwave, Washer/Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	48
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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