

\$334,900 - 409, 245 Edith Place Nw, Calgary

MLS® #A2254187

\$334,900

1 Bedroom, 1.00 Bathroom, 651 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 "GR04" unit with high-spec features. You will feel right at home in this well thought-out TOP FLOOR, 651.0 RMS sq.ft. 1 bed, 1 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is spectacular with full height, two tone cabinets, quartz counters, upgraded bank of drawers for pots and pans, 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, upgraded tiles to the ceiling, 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 package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. 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 (drywall stage) and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION IS DECEMBER 4, 2025. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Built in 2025

Essential Information

MLS® #	A2254187
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	409, 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	Underground, Titled

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	Rough-In
# of Stories	4

Exterior

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

Additional Information

Date Listed	September 6th, 2025
Days on Market	5
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.