

# \$635,000 - 59 Edith Terrace Nw, Calgary

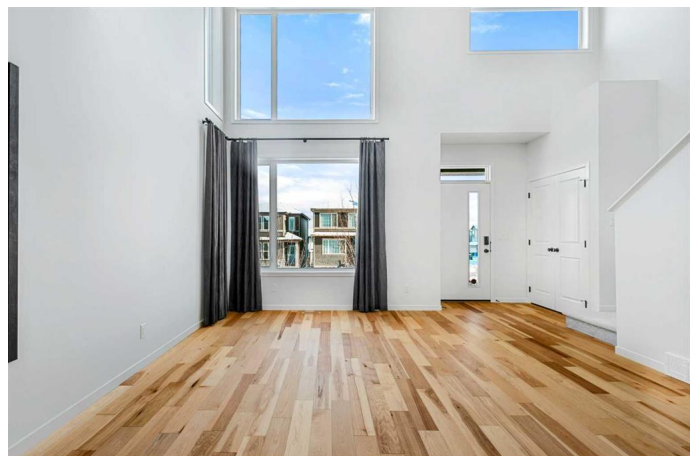
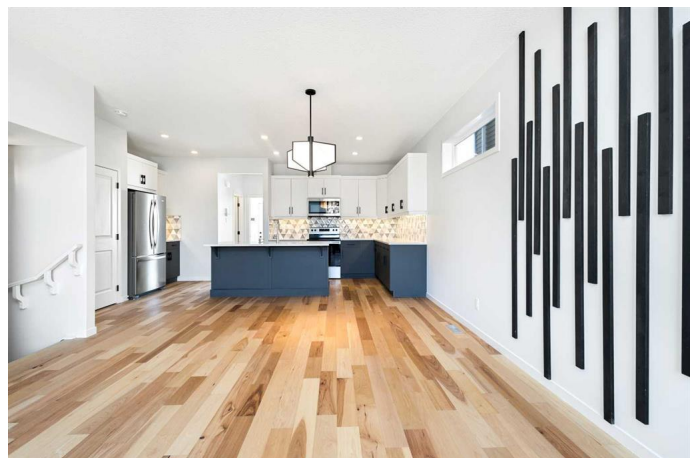
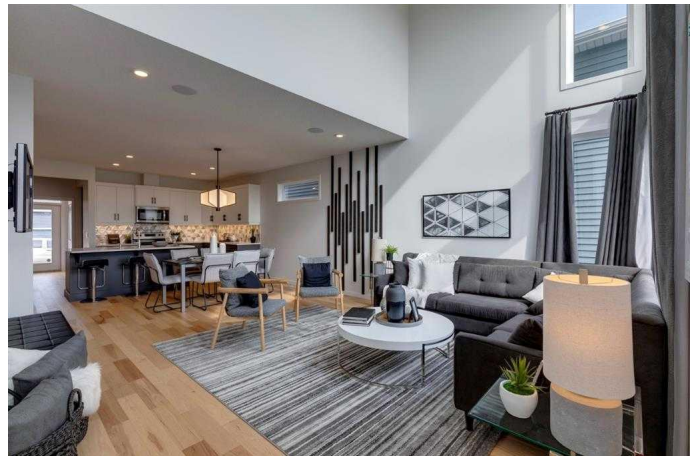
MLS® #A2230535

## \$635,000

3 Bedroom, 3.00 Bathroom, 1,613 sqft  
Residential on 0.07 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this stunning Former Show Home, ideally located in the highly sought-after community of Glacier Ridge. This beautifully designed and functional residence is perfectly suited for your family's needs. Step inside to discover 9'™ ceilings on both the foundation and main floors, with notable upgrades including central air conditioning and built-in permanent holiday lighting, adding both comfort and charm throughout the year. The exceptional open-concept main level boasts an open-to-above living room, a generous dining area, a gourmet kitchen, and a versatile flex room/home office, along with a convenient 2-piece powder room. Expansive floor-to-ceiling windows flood the space with natural light, and the main floor is adorned with stylish hardwood flooring throughout. The chef-inspired kitchen is appointed with two-tone cabinetry, quartz countertops, a large island with eating ledge, stainless steel appliances, and a walk-in pantry—a perfect setting for both everyday living and entertaining. Upstairs, you'll find a luxurious primary bedroom complete with a walk-in closet and spa-like 5-piece ensuite bathroom. Two additional well-sized bedrooms, a shared full bathroom, and a convenient laundry room complete the upper level. Enjoy outdoor living with a west-facing backyard and a rear deck featuring aluminum railings and stairs, perfect for sunsets and relaxation. This home is loaded with all the high-end features expected in a show home,



offering the finest in comfort, style, and functionality. Conveniently located with easy access to major roadways and minutes from popular shopping destinations including Costco, Co-Op, T&T Supermarket, and Walmart, this home truly offers the best of both luxury and location. Still under new home warranty, this property offers its future owner peace of mind and a move-in ready experience.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230535    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,613       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 59 Edith Terrace Nw |
| Subdivision | Glacier Ridge       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1Z1             |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |
| HOA Fees       | 420             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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