

# \$791,700 - 308 Edith Place Nw, Calgary

MLS® #A2187947

**\$791,700**

3 Bedroom, 3.00 Bathroom, 2,016 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Experience the perfect blend of style and comfort in this new build Shane Home, available for possession in April 2025. Nestled in the serene community of Glacier Ridge, this home offers thoughtful design and premium finishes. Features include: Central rear kitchen with a spacious island, ideal for entertaining Bright dining nook and rear living room with an elegant electric fireplace Second-floor central family room, providing privacy between the ownerâ€™s bedroom and secondary bedrooms Luxurious rear ownerâ€™s bedroom with a deluxe 4-piece ensuite and walk-in closet Two secondary bedrooms, each with walk-in closets Convenient second-floor laundry closet Three-piece main bath A deck for outdoor living Glacier Ridge offers natural beauty and convenient access to amenities. Please note, images are illustrative, and elevation and finishes may vary. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2187947  |
| Price          | \$791,700 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,016     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 308 Edith Place Nw |
| Subdivision | Glacier Ridge      |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R2C9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Rain Gutters               |
| Lot Description   | Back Lane, Street Lighting |
| Roof              | Asphalt Shingle            |

|              |                                |
|--------------|--------------------------------|
| Construction | Stone, Stucco, Vinyl Siding, V |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 100                |
| Zoning         | R-G                |
| HOA Fees       | 400                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|



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