

# \$899,000 - 153 Edith Villas Nw, Calgary

MLS® #A2210111

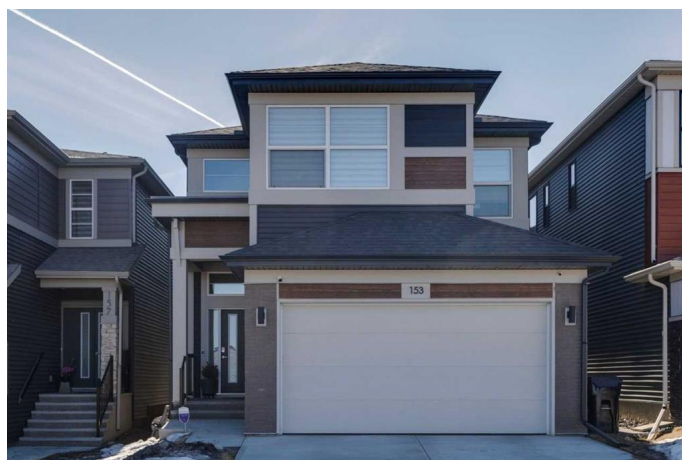
**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,613 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Discover the perfect blend of style, innovation, and functionality in this stunning, upgraded home located in the highly sought-after Glacier Ridge community—a new NorthWest (NW) neighbourhood surrounded by parks, playgrounds, and natural beauty. Boasting over \$50,000 in upgrades, this spacious residence is a showcase of thoughtful design and energy efficiency. Enjoy year-round comfort with dual high-efficiency furnaces, MERV 13 filters, integrated humidifiers, UVC air purification, and air conditioning for the upper floor. Sustainability meets savings with triple-pane windows, a Navien tankless water heater, six solar panels, and a garage outfitted with an EV charging outlet. Step into the heart of the home—an impressive gourmet kitchen featuring 9-ft ceilings, quartz countertops, built-in stainless steel appliances, a large center island, and a walk-in pantry—perfect for entertaining and everyday living. The open-concept main floor is bright and inviting, offering a welcoming foyer with a walk-in closet, flex room, mudroom, powder room, and sun-soaked living and dining spaces. Upstairs, retreat to the primary suite with a spa-inspired ensuite, complete with dual vanities and his-and-her walk-in closets. Two additional bedrooms, a full bath, a versatile bonus room, and a spacious laundry room with a separate walk-in linen storage complete the upper level. Outside, enjoy the 12x10 deck with a BBQ gas line, a fenced backyard, and basement rough-ins ready for your future development.



Additional highlights include Hunter Douglas window coverings, a side entrance, and a spacious 2-car garage.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210111    |
| Price          | \$899,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,613       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 153 Edith Villas Nw |
| Subdivision | Glacier Ridge       |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R1Y8              |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, In Garage Electric Vehicle Charging Station(s), 220 Volt Wiring |
| # of Garages   | 2   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Instant Hot Water |
| Heating      | Forced Air, Natural Gas   |
| Cooling      | Other   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Street Lighting      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 32              |
| Zoning         | R-G             |
| HOA Fees       | 420             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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