

# \$729,900 - 37 Edith Manor Nw, Calgary

MLS® #A2242064

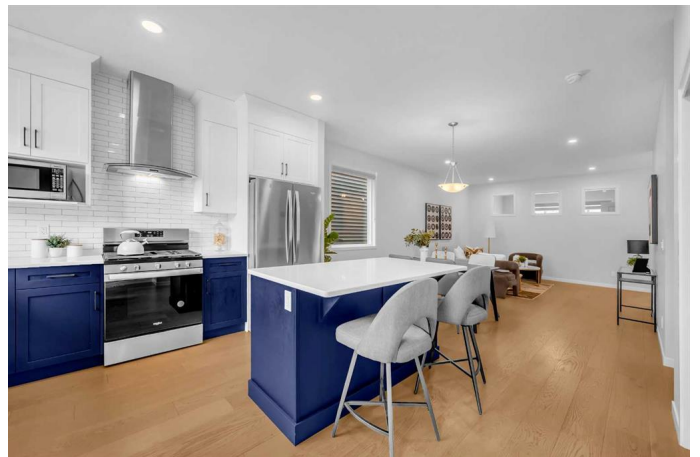
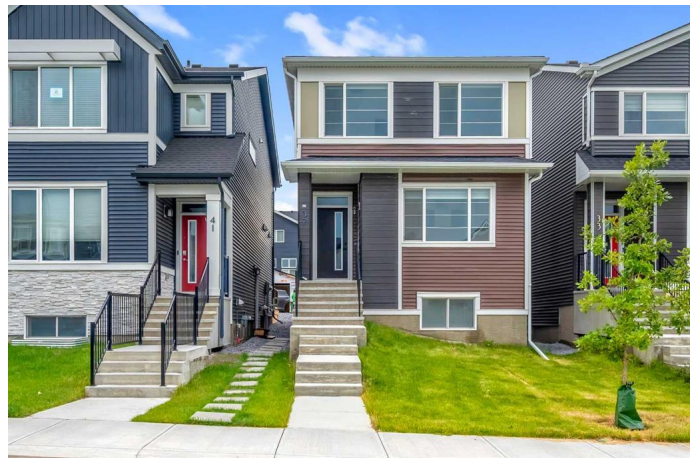
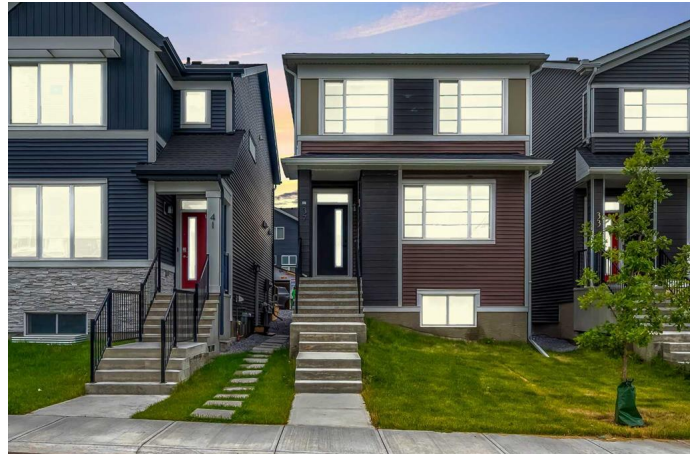
**\$729,900**

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          | \$729,900   |
| 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) |
|-------------------|----------------------------------------------------------------------------------------------------|

|              |                                                                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave, Washer/Dryer, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Appliances |
| 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 | 14              |
| Zoning         | R-G             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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