

# \$650,000 - 36 Edith Gate Nw, Calgary

MLS® #A2261503

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,584 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\*\*\*First Time Buyers or Investors\*\*\*Discover an exceptional opportunity in the sought-after community of Glacier Ridge, NW Calgary. This nearly new home combines modern design, income potential, and everyday comfort.

This property offers 4 spacious bedrooms along with a LEGAL suite/ walkout basement thatâ€™s currently rented. The reliable rental income provides a significant mortgage helper, making this the ideal Live-Up, Rent-Down investment.

On the main floor, enjoy a bright west-facing living room with large windows, a generous dining area, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and sleek modern cabinetry.

The upper level boasts a luxurious primary suite with a private ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry.

The fully developed legal suite includes its own separate entrance, spacious living room, modern kitchen, bright bedroom, in unit laundry, and high-end finishes, offering privacy and consistent income.

Perfectly located, this home is close to major roadways including Stoney Trail and Sarcee Trail, with quick access to Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by



future parks, playgrounds, and more than 10 km of community pathways, Glacier Ridge is designed for connection and convenience.

First Time Homebuyers or investor seeking steady returns or a family looking for help with mortgage costs, this move-in-ready home is a rare find.

Donâ€™t miss your chance â€” book your private showing today!

Built in 2022

**Essential Information**

MLS® #	A2261503
Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,584
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	36 Edith Gate Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Z2

**Amenities**

Parking Spaces	2
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Parking	Parking Pad
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## Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Days on Market	3
Zoning	R-Gm

## Listing Details

Listing Office	VIP Realty & Management
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