\$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 InvestorsDiscover 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 that'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.

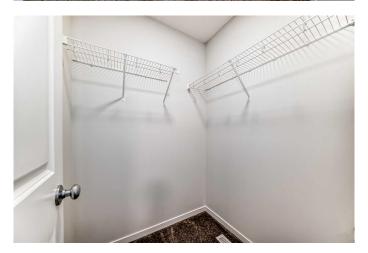
The upper level boasts a luxurious primary suite with a private ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry.

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.

Don'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

Parking Parking Pad

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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