

\$694,600 - 304 Edith Place Nw, Calgary

MLS® #A2265334

\$694,600

3 Bedroom, 3.00 Bathroom, 1,962 sqft
Residential on 0.08 Acres

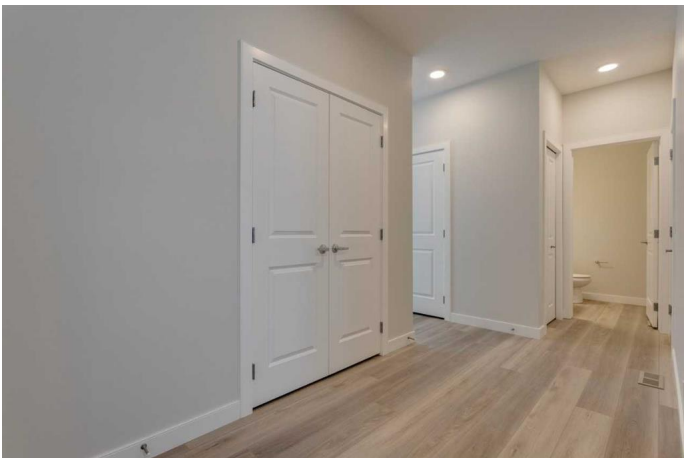
Glacier Ridge, Calgary, Alberta

Immediate possession available! The Alston by Shane Homes offers 1,959 sq ft of beautifully designed living space in the scenic community of Glacier Ridge. This 3-bedroom, 2.5-bath home features a bright foyer leading to a central kitchen with a large island, quartz countertops, and a walk-in corner pantry. The open layout connects the kitchen to the rear dining nook and living room, creating the perfect space for entertaining. A side entry provides flexibility for potential future development. Upstairs, a central family room separates the owner’s bedroom – complete with 3-piece ensuite and walk-in closet – from two additional bedrooms, each with their own walk-in closet. A 3-piece main bath and convenient second-floor laundry with open shelving complete the upper level. Built with Shane Homes’ signature quality and thoughtful design, this move-in-ready home offers comfort, functionality, and lasting style. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2265334
Price	\$694,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,962
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	304 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2E1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, 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 Yard, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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