

\$409,300 - 212, 245 Edith Place Nw, Calgary

MLS® #A2271521

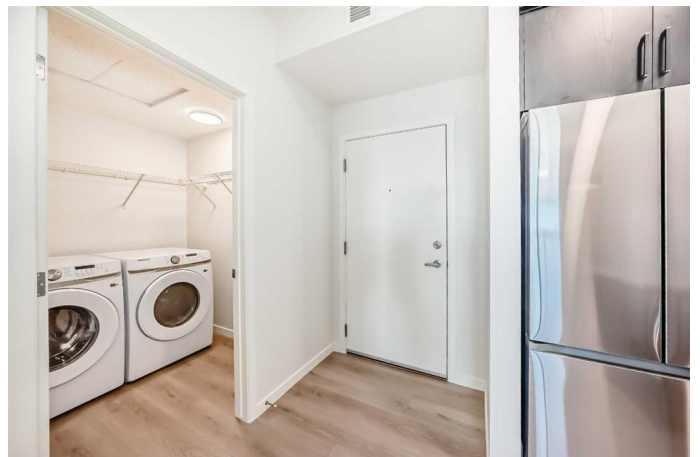
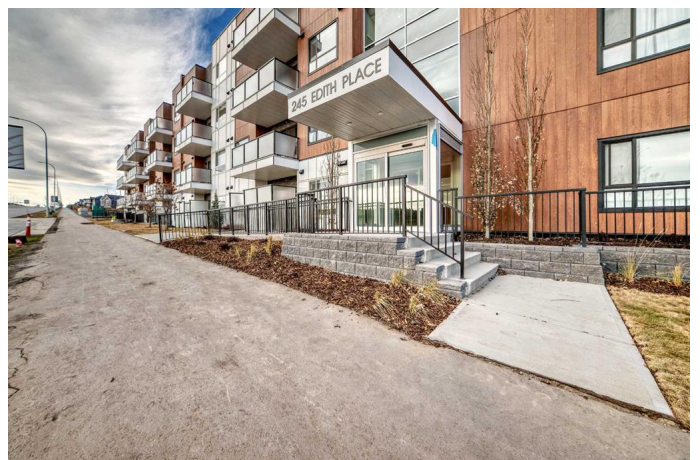
\$409,300

2 Bedroom, 2.00 Bathroom, 906 sqft

Residential on 0.00 Acres

Glacier Ridge, Calgary, Alberta

Welcome to Glacier Ridge by award winning Cedarglen Living! This brand new 2-bed, 2-bath apartment in the scenic, family friendly community of Glacier Ridge! Conveniently located close to shops, amenities, schools & professional services all within a short drive. Walk to Sage Hill Quarter, parks, and playgrounds in minutes. This GR-08 model is 906 sq ft (RMS size) and 984 sq ft (builder size) with a desirable layout, 9 ft knockdown ceiling throughout, luxury vinyl plank flooring, and plenty of top-quality features & upgrades. Step into a beautiful kitchen with full height black cabinetry, quartz counters with extended stool bar, Energy Star stainless steel appliances including a French door fridge with a waterline rough-in, undermount sink with pull down faucet, and separate pantry. Good sized dining room and an open living room separate the bedroom areas. The living room has an upgraded, reinforced wall & rough ins for a television, plus a sliding patio door opens out to the spacious balcony with a gas line hook up for a barbecue. This unit is roughed in for air conditioning! Plush carpet, large windows, and blackout blinds in both spacious bedrooms, each with a walk-in closet. The primary bedroom features a 4-pce ensuite, great storage in the vanity with upgraded drawers, and a spacious shower with a seat. The other 4-pce bathroom has a tub/shower combo and both offer quartz counters. Excellent laundry room features a full-size washer and dryer with space to add additional



storage or countertop. Titled underground parking stall. This complex is well planned with a community garden, 10 visitor parking stalls, bike storage, & two elevators. Glacier Ridge has 10 km of trails & pathways with 5 schools planned and Glacier Ridge Village with a gymnasium, outdoor sport courts, a splash park, skating, tobogganing and more! Easy access to the Rocky Mountains or travel on Hwy 1 & 2.

Built in 2025

Essential Information

MLS® #	A2271521
Price	\$409,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	212, 245 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2M7

Amenities

Amenities	Other
Parking Spaces	1
Parking	Enclosed, Parkade, Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Other

Additional Information

Date Listed	November 20th, 2025
Zoning	M-2
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rhinorealty
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