293 Edith Place NW
Calgary, Alberta

MLS # A2198051

$925,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,191 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished, Walk-Up To Grade	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

*** PRICE ADJUSTMENT *** Ideal for families or those who love space, this 2,191 sqft home is located in a vibrant new community in Calgary. Featuring 3 bedrooms and 2.5 bathrooms, it offers the perfect balance of comfort and functionality. The open-concept main floor showcases bright and inviting spaces with hardwood flooring, two-tone paint, and a built-in sound system, perfect for everyday living and hosting gatherings. The open-to-above living room flows seamlessly into the modern kitchen, creating a welcoming environment. The spacious master suite includes a private ensuite bathroom, while the additional bedrooms provide ample room for family, guests, or an additional home office. The attached garage offers plenty of storage for your gear and belongings. A unique feature of this home is the basement entry door, providing direct access to the stairs leading to the basement, which is perfect for potential future development. The backyard layout has been upgraded to allow for a larger deck area, creating even more space for outdoor relaxation. Plus, with a warranty valid until September 2025, you can move in with peace of mind. Don’t miss the chance to make this fantastic property your own!