102 Edith Green NW
Calgary, Alberta

MLS # A2199964

$669,000

Division:	Glacier Ridge
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,593 sq.ft.
Age:	2024 (1 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Parking Pad
Lot Size:	0.01 Acre
Lot Feat:	See Remarks

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	See Remarks	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to 102 Edith Green, a Stunning home situated in the highly desirable community of Glacier Ridge. Welcome to this beautifully designed 1593 sqft+ roughly 644.59 sqft for basement. This duplex offering modern finishes and a 1-bedroom legal secondary suite—perfect for rental income or extended family!As you step inside, you’re greeted by an open-concept living, dining, and kitchen area that seamlessly flows together, creating a bright and inviting space. The fireplace adds warmth and elegance, while the large staircase window floods the home with natural light. The kitchen boasts quartz countertops throughout, premium Samsung appliances with a gas cooktop, and sleek cabinetry. Blinds are already installed for added privacy.Upstairs, you’ll find three spacious bedrooms, each with its own walk-in closet. The primary suite offers a luxurious retreat, while the additional bedrooms provide ample space for family or guests. A big-size deck extends your living space outdoors—perfect for entertaining or relaxing. A standout feature of this home is the legal basement suite, which is accessed via a separate side entrance. This self-contained 1-bedroom legal suite, offering excellent rental potential.Don’t miss this incredible opportunity to own a stylish, income-generating home in a prime location. Book your showing today!