

# \$680,000 - 30 Edith Manor Nw, Calgary

MLS® #A2212162

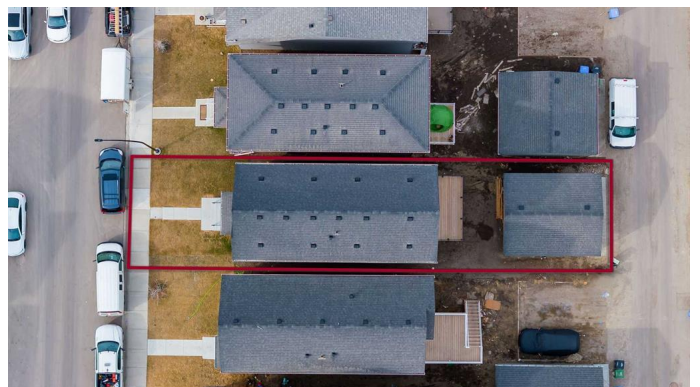
**\$680,000**

4 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this beautifully crafted, 2022-built home located in the dynamic & rapidly growing community of Glacier Ridge. From the moment you step inside, youâ€™re greeted by timeless wainscoting details on the main floor & an abundance of natural light streaming through the west-facing front windows & east-facing backyard â€“ perfect for enjoying morning sunrises & Calgaryâ€™s legendary sunsets. Designed with flexibility in mind, the main floor features a versatile bedroom that functions effortlessly as a home office. The open-concept layout is both stylish & functional, boasting a bright, modern kitchen with premium builder upgrades, a large walk-in pantry, upgraded tile flooring, & custom-built cabinetry in all bathrooms. Step outside to the rear deck, an ideal space to sip your morning coffee, fire up the BBQ, or entertain family & friends in the warmer months. Upstairs, you'll find a sun-filled bonus room facing west â€“ a perfect retreat for a media room, family lounge, or play space. This level also offers three generously sized bedrooms, two full bathrooms, & a convenient upper-level laundry room featuring upgraded washer & dryer, all thoughtfully designed to accommodate growing families or visiting guests. The undeveloped walkout basement offers incredible future potential, create a custom gym, legal suite, home theater, or recreational haven tailored to your lifestyle. Finishing off this impressive package is a brand new garage, providing secure parking & valuable



storage. This home presents a rare opportunity to own a contemporary, highly upgraded property in one of Calgary’s most sought-after new communities. Don’t miss your chance to call this stunning home your own!

Built in 2023

**Essential Information**

MLS® #	A2212162
Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	30 Edith Manor Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1Y7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-G
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.