

\$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 | Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| 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 | 31 |
| Zoning | R-G |
| HOA Fees Freq. | ANN |

Listing Details

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

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