

170 Marmot Green NW
Calgary, Alberta

MLS # A2271808



\$542,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,418 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this modern 1400+ Sq.ft 3-bedroom corner lot duplex in the sought-after community of Glacier Ridge. The main floor offers an inviting living area with an electric fireplace, knock-down ceilings, vinyl flooring, and a stylish kitchen complete with a central island, quartz countertops, a built-in microwave, and a fridge with a water line. A half bath on this level provides added convenience for guests. Upstairs features three generous bedrooms, including a primary suite with its own 4-piece ensuite, plus a second 4-piece bathroom and a convenient laundry room. The basement includes a separate side entrance, a ' foundation, and rough-ins for a future suite (A secondary suite would be subject to approval and permitting by the city/municipality). Outside, you'll find a deck with a built-in gas line for your BBQ, plus a gravel parking pad providing easy off-street parking. Located in Glacier Ridge, one of Calgary's newest and most desirable communities, this home blends modern comfort with everyday convenience.