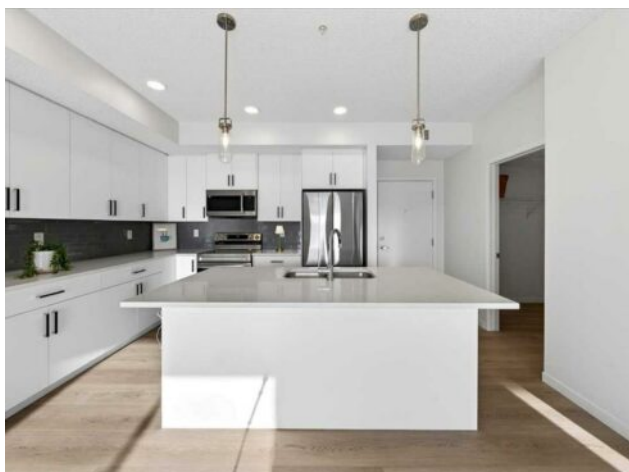


325, 245 Edith Place NW
Calgary, Alberta

MLS # A2275186

\$419,000



Division:	Glacier Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Humidity Control	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Rocky Mountain & Nolan Hill Pond views || AC Rough-ins || Corner Unit || Quartz Countertops || Stainless Steel Appliances || Titled Underground Parking || Dual-Vanity 4-piece ensuite || Epicurean Kitchen Design || Window Coverings for Bedrooms || Samsung Stacked Washer/Dryer || Walking distance to Sage Hill Quarter Plaza || Wake up to a dynamic street view right from your living space. Welcome to Glacier Ridge by award-winning Cedarglen Living. This modern apartment features a well-designed layout with ‘knockdown ceilings, luxury vinyl plank flooring, and large windows throughout. The stylish kitchen offers quartz countertops, full-height cabinetry, stainless steel appliances, and an extended eating bar, opening to a bright living and dining area with access to a private balcony. Roughed-in for air conditioning and complete with in-suite laundry for added convenience. Generously sized bedroom(s) with plush carpet and ample closet space, along with well-appointed bathroom(s) featuring quartz counters and contemporary finishes. Includes a titled underground parking stall. The professionally managed complex offers two elevators, visitor parking, bike storage, and a community garden. Located in the vibrant community of Glacier Ridge, close to Sage Hill Quarter, parks, pathways, and future schools, with easy access to Stoney Trail, Hwy 1, and Hwy 2—ideal for commuters and weekend mountain getaways. Note: Bedrooms pictures are virtually staged. Note: Builder Measurements: 1050sqft + 90sqft balcony.