\$649,900 - 99 Edith Passage Nw, Calgary

MLS® #A2195869

\$649,900

3 Bedroom, 3.00 Bathroom, 1,623 sqft Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

Right across from a green space playground, double detached garage, and fully upgraded, welcome to this 1622 sqft very well kept home in popular Glacier Ridge. It features 9 feet ceiling and vinyl flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, built in microwave oven and chimney hood fan, and stainless steel appliances. Upper floor has a bonus room, large master bedroom with walk in closet and 4 pieces ensuite, 2 good size kid's bedrooms, and laundry room. Main floor with large and sunny living room, spacious dining area, large open kitchen with big island, mud room to the back entrance, detached garage, and covered front porch. Separated entrance to the basement, with water softener, future bar and bathroom rough in. It closes to playground, shopping, and easy access to major roads. ** 99 Edith Passage NW **







Built in 2023

Essential Information

| MLS® # | A2195869 |
|----------------|-----------|
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,623 |
| Acres | 0.06 |

| Year Built | 2023 |
|------------|------------------------|
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| Address | 99 Edith Passage Nw |
|-------------|---------------------|
| Subdivision | Glacier Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 2B5 |

Amenities

| Parking Spaces | 2 |
|----------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
|-------------------|--|
| Appliances | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| Exterior Features | Private Yard |
|-------------------|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | February 20th, 2025 |
|----------------|---------------------|
| Days on Market | 75 |

Listing Details

Listing Office Century 21 Bravo 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.