



THE
A-TEAM

**RE/MAX
FIRST**

245 EDITH Place #104, Calgary T3R 2E1

MLS® #: **A2152789** Area: **Glacier Ridge** Listing Date: **07/29/24** List Price: **\$427,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2025**

Finished Floor Area
 Abv Sqft: **907**
 Low Sqft:
 Ttl Sqft: **907**

DOM

127
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Garage Door Opener,Titled,Underground**

Utilities and Features

Roof: **Flat,Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Composite Siding,Concrete,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`5" x 9`2"	4pc Bathroom	Main	9`1" x 4`10"
Living Room	Main	12`0" x 10`7"	Laundry	Main	6`10" x 6`8"
Kitchen	Main	10`10" x 9`11"	4pc Ensuite bath	Main	9`1" x 7`8"
Bedroom	Main	12`8" x 9`1"	Dining Room	Main	12`11" x 6`8"

Legal/Tax/Financial

Condo Fee: **\$366** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

TBD

Remarks

Pub Rmks:

INTRODUCING GLACIER RIDGE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "GR-07" unit with high-spec features and customizable. You will feel right at home in this well thought-out 907.36 RMS sq.ft. (985 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP & LVT flooring, carpet to bedrooms, Low E triple glazed windows, BBQ gas line on the patio, Fresh Air System (ERV) in every unit and so much more. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink, rough-in water line to the fridge and S/S appliances. The island is extensive with built in flush breakfast bar, which transitions into the spacious dining/living area, perfect for entertaining. The spacious primary bedroom has a large bright window (triple pane windows), sizeable walk-in closet and the 4pc ensuite comes with dual sinks and lots of counter space and storage. The 2nd bedroom is located on the opposite side, perfect for privacy and noise. Nearby is the spacious laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters and undermount sink. Highlights include: Hardie board siding, designer lighting packages available, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies, 1 titled underground parking stall included and limited storage cages available for purchase. A once in a lifetime community in Northwest Calgary. Framed by views of the Rocky Mountains and distinguished by natural coulees that cross the land, Glacier Ridge offers a rare chance for families to live in a new community. PET FRIENDLY COMPLEX, PRE-CONSTRUCTION OPPORTUNITY and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. ESTIMATED COMPLETION RANGE JULY 2025 - JULY 2026. SELECTION CAN BE CHOSE IF PURCHASED BEFORE SRPT 30, 2024. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Inclusions:

Roller blinds to patio doors

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









Glacier Ridge
BY CEDARGLEN LIVING

GR-07R 2 BEDROOMS & 2 BATHROOMS
INTERIOR: 985 sq. ft.
PATIO OR BALCONY: 85 sq. ft.

