

# \$875,000 - 153 Edith Villas Nw, Calgary

MLS® #A2230604

**\$875,000**

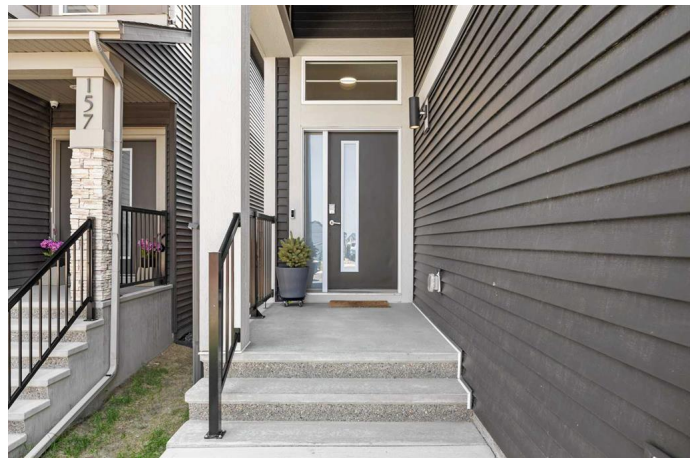
3 Bedroom, 3.00 Bathroom, 2,610 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to 153 Edith Villas NW, a beautifully designed and thoughtfully upgraded modern 3 Bedroom, 2.5 Bath Family Home located in the sought-after Northwest (NW) Community of Glacier Ridge.

This home offers the perfect blend of style and functionality across three spacious levels. The main floor features a grand foyer with a soaring 10'8" ceiling, an open-concept layout with 9' ceilings, and a generously sized Den – ideal for your home office. Bright and spacious Living and Dining areas are enhanced by Hunter Douglas window coverings and flow seamlessly into the chef-inspired Kitchen, complete with a large center island with eating bar, Quartz countertops, a Walk-Through Pantry with Butler's Counter, and High-End KitchenAid Stainless Steel Appliances including a Gas Cooktop and Built-in Oven. Heading upstairs, a spacious Bonus Room provides additional living space, while the tranquil Primary Bedroom features a 5-piece spa-inspired Ensuite with Dual Walk-in Closets, His & Her Vanity, a separate makeup Vanity, a Tiled Shower, and a deep Soaker Tub – perfect for unwinding at the end of the day. Two additional well-sized Bedrooms, a 5-piece Bath with Double Vanity, and a conveniently located Laundry Room complete the fabulous Upper Level. Throughout the home, you'll appreciate the modern, stylish finishes and attention to detail that create a warm and contemporary



atmosphere.

The Basement is ready for your future development and offers excellent potential with its extra-height ceiling, Separate Side Entrance, Bathroom Rough-in, and existing mechanical setup that's well-suited for a future Legal Suite. The home features two furnaces and Central Air Conditioning, enhancing comfort and allowing for efficient temperature control. Additional upgrades include a Tankless On-Demand Water Heater (2 years old) and a full Plumbing System Flush completed 1 year ago.

Step outside to enjoy a fully Landscaped and Fenced Yard with a Deck and Gas Hookup – perfect for relaxing or entertaining guests! An insulated double attached garage with a 220V outlet for EV charging completes this exceptional home.

Don't miss your chance to own this stylish and well-equipped home with thoughtful upgrades throughout!

Built in 2022

**Essential Information**

MLS® #	A2230604
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,610
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 153 Edith Villas Nw  
Subdivision Glacier Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3R 1Y8

### Amenities

Amenities Other  
Parking Spaces 4  
Parking Double Garage Attached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s), Insulated  
# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity, Soaking Tub, Tankless Hot Water  
Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Instant Hot Water, Tankless Water Heater  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished, Exterior Entry

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Landscaped, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 17  
Zoning R-G

HOA Fees 420  
HOA Fees Freq. ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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