

64 Edith Terrace NW
Calgary, Alberta

MLS # A2270552



\$798,900

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home		

Inclusions:	n/a
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Location: Glacier Ridge, NW Calgary Type: Detached 2-Storey Home with Legal Basement Suite Bedrooms: 6 total (4 in main home + 2 in legal suite) Bathrooms: 4 total (3 full in main home + 1 in suite) Garage: Detached double-car garage Lot: Side lot Cooling: Central A/C Basement: Fully developed, legal 2-bedroom suite with separate entrance and laundry Welcome to this beautifully designed 4-bedroom, 4-bathroom home with a legal 2-bedroom basement suite, perfectly situated in the desirable community of Glacier Ridge in northwest Calgary. Located on a premium side lot, this property offers exceptional light, privacy, and functionality — ideal for growing families or savvy investors. The main floor features an inviting open-concept layout with a spacious living area, a modern kitchen with high-end finishes, and a full bedroom and bathroom — perfect for guests or multi-generational living. Upstairs, you’ll find three additional bedrooms, including a primary suite complete with a private ensuite and walk-in closet. A full bathroom and convenient upper-level laundry complete the upper floor. The fully developed legal basement suite offers an excellent mortgage helper or rental opportunity, featuring two bedrooms, one bathroom, a full kitchen, a living area, and a separate laundry with a private side entrance. Additional Information Community: Glacier Ridge – a vibrant new development known for family-friendly amenities, green spaces, and easy access to Calgary’s northwest conveniences. Ideal For: Families seeking space and comfort, or investors looking for a turn-key income property.