

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

MLS® #A2195869

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,622 sqft  
Residential on 0.06 Acres

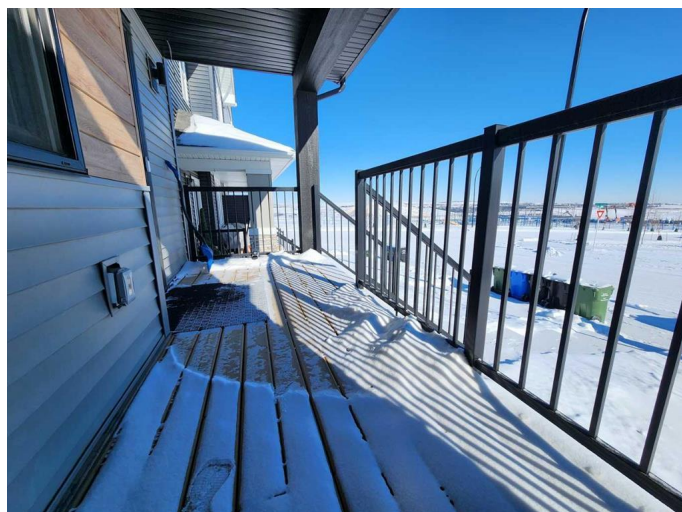
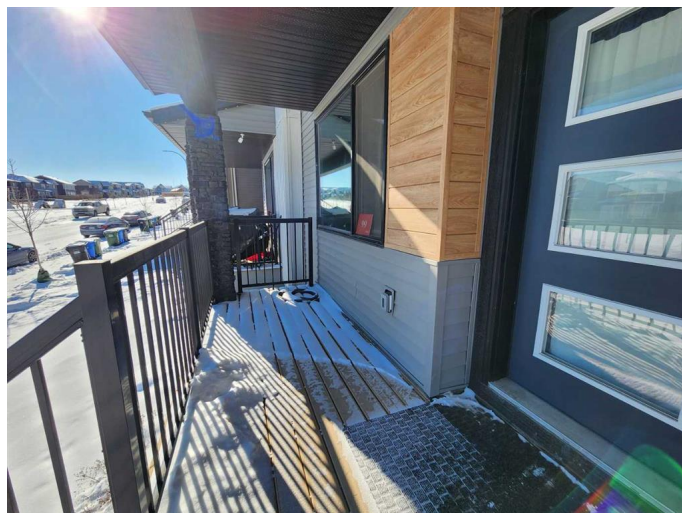
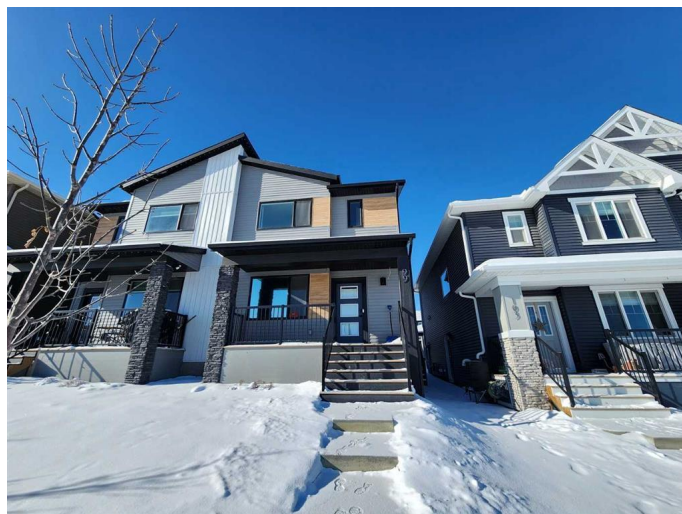
Glacier Ridge, Calgary, Alberta

\*Please check out the 3D tour\* Right across from a green space playground, double detached garage, and fully upgraded, welcome to this 1621 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 kidâ€™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	1,622



Acres	0.06
Year Built	2023
Type	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, Microwave, Range Hood, Refrigerator, Gas Range, Washer, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, 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
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Days on Market 45  
Zoning R-G

### **Listing Details**

Listing Office Century 21 Bravo Realty

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