



GRASSROOTS
REALTY GROUP

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257 Edith Green NW
Calgary, Alberta

MLS # A2323878



\$558,000

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,481 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home that feels as good as brand new. Thoughtfully designed with modern finishes throughout, this move-in-ready property offers upgraded stainless steel appliances, quartz countertops, and an open-concept layout perfect for everyday living and entertaining. Stay comfortable year-round with central air conditioning, while the spacious backyard provides the perfect outdoor retreat with plenty of room for children, pets, gardening, or even a future double detached garage. Ideally located within walking distance to parks, playgrounds, and the recreation facility, you'll love the convenience and family-friendly atmosphere this neighbourhood has to offer. Whether you're a first-time buyer, growing family, or downsizer looking for low-maintenance living, this home checks all the boxes. Meticulously cared for and truly turnkey, this is a home you'll be proud to own. Virtual tour available.