



GRASSROOTS
REALTY GROUP

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52 Edith Gate NW
Calgary, Alberta

MLS # A2329801



\$639,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,569 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your dream home in the sought-after community of Glacier Ridge! This beautifully upgraded duplex with a professionally finished basement and detached double garage offers over 2,200 sq. ft. of thoughtfully designed living space, combining style, comfort, and functionality. Step inside to discover a bright, open-concept main floor featuring 9-foot ceilings, 8-foot interior doors, and luxury vinyl plank flooring throughout. A versatile flex space at the front of the home is perfect for a home office, reading nook, or formal sitting area. The spacious dining area flows seamlessly into the chef-inspired kitchen, complete with quartz countertops, soft-close white cabinetry, a striking black island, upgraded stainless steel appliances, abundant pot lighting, and plenty of storage. The inviting great room is ideal for everyday living and entertaining, with easy access through the mudroom to the deck with a privacy screen—perfect for relaxing or hosting guests outdoors. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a convenient laundry room with built-in linen storage. The spacious primary retreat features a walk-in closet and a private ensuite with a walk-in shower, while the two additional bedrooms also include walk-in closets, providing exceptional storage for the whole family. The professionally finished basement expands your living space with a large recreation room, stylish wet bar, fourth bedroom, and a full four-piece bathroom—ideal for guests, extended family, or movie nights at home. Situated in one of Northwest Calgary's most desirable new communities, this exceptional home is just minutes from shopping, restaurants, Costco, and Symons Valley Ranch Market. Offering modern finishes, a functional layout, and an unbeatable location, this is a home you'll be proud to call your own.

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