

# \$619,900 - 99 Edith Passage Nw, Calgary

MLS® #A2226472

## \$619,900

3 Bedroom, 3.00 Bathroom, 1,623 sqft  
Residential on 0.06 Acres

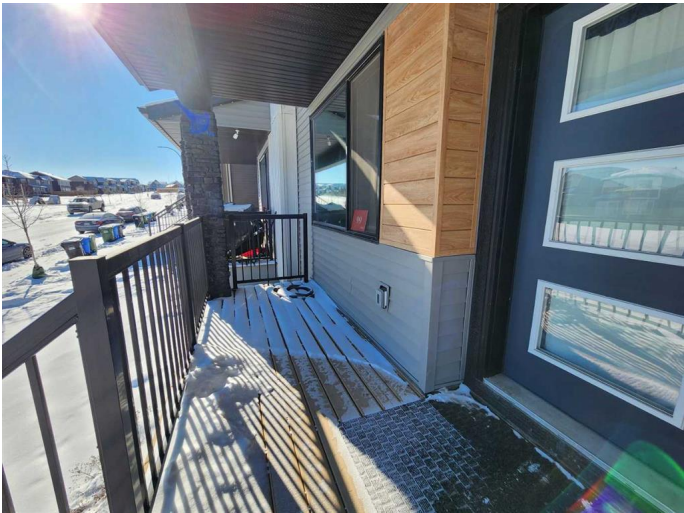
Glacier Ridge, Calgary, Alberta

Right across from a green space playground, double detached garage, and fully upgraded, welcome to this 1622 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® #         | A2226472  |
| Price          | \$619,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,623     |
| 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, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s), Pantry, Separate Entrance               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Range, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished, Exterior Entry                                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 126            |

Zoning

R-G

## **Listing Details**

Listing Office

Century 21 Bravo Realty

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