

# \$599,900 - 36 Edith Gate Nw, Calgary

MLS® #A2261503

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,584 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

\*\*\*First Time Buyers or Investors\*\*\*Discover an exceptional opportunity in the sought-after community of Glacier Ridge, NW Calgary. This nearly new home combines modern design, income potential, and everyday comfort.

This property offers 4 spacious bedrooms along with a LEGAL suite/ walkout basement that's currently rented. The reliable rental income provides a significant mortgage helper, making this the ideal Live-Up, Rent-Down investment.

On the main floor, enjoy a bright west-facing living room with large windows, a generous dining area, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and sleek modern cabinetry.

The upper level boasts a luxurious primary suite with a private ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-level laundry.

The fully developed legal suite includes its own separate entrance, spacious living room, modern kitchen, bright bedroom, in unit laundry, and high-end finishes, offering privacy and consistent income.

Perfectly located, this home is close to major roadways including Stoney Trail and Sarcee Trail, with quick access to Beacon Hill Centre, Costco, T&T, and Co-Op. Surrounded by



future parks, playgrounds, and more than 10 km of community pathways, Glacier Ridge is designed for connection and convenience.

First Time Homebuyers or investor seeking steady returns or a family looking for help with mortgage costs, this move-in-ready home is a rare find.

Don't miss your chance – book your private showing today!

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261503               |
| Price          | \$599,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,584                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 36 Edith Gate Nw |
| Subdivision | Glacier Ridge    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3R 1Z2          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Pantry, Quartz Counters                   |
| Appliances        | Dishwasher, Dryer, Humidifier, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full                                                                     |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding                                                                                  |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 34                |
| Zoning         | R-Gm              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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