

20 Edith Crescent NW  
Calgary, Alberta

MLS # A2260631



**\$850,000**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,815 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Space Heater	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to this four-bedroom, three-and-a-half-bathroom home in Glacier Ridge, one of Northwest Calgary's fastest-growing communities. The main floor opens with a bright, spacious family room featuring soaring 18-foot ceilings, a striking fireplace, and oversized windows that flood the home with natural light. The kitchen is designed for everyday living and entertaining with a gas stove, upgraded finishes, and seamless connection to the dining area. Both the main and second floors are fitted with power blinds for comfort and convenience, while central air conditioning ensures year-round ease. The fully legal basement suite offers a private entrance, its own furnace, and flexible space perfect for extended family or rental income. Efficiency meets modern living with 10 solar panels and a 200-amp electrical service ready for future expansion. An extended driveway, paved backyard path, and full landscaping complete this move-in ready property. Glacier Ridge offers families and investors a rare blend of community and convenience, with new schools, playgrounds, and green spaces already in place and shopping and major routes minutes away. With four bedrooms, three and a half bathrooms, and a legal suite, 20 Edith Crescent NW delivers the space, upgrades, and investment potential you've been searching for in Calgary's northwest.