

# \$1,024,000 - 53 Edith Crescent Nw, Calgary

MLS® #A2203808

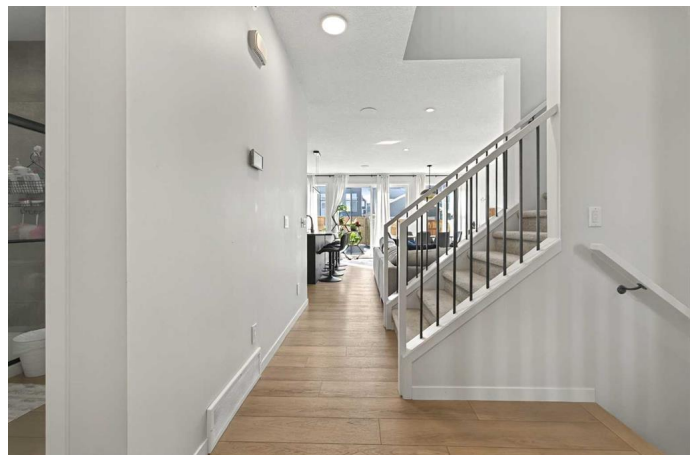
**\$1,024,000**

7 Bedroom, 4.00 Bathroom, 2,303 sqft

Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Welcome to this stunning, upgraded home that is bathed in sunlight in Glacier Ridge NW, offering exceptional craftsmanship, modern conveniences, and a fully finished legal basement suite. With over 3,000 square feet of living space, this property seamlessly blends style and function to provide a luxurious living experience for you and your guests. The main & upper floor features a spacious 5-bedroom, 3-bathroom layout with a bonus room, perfect for family entertainment or additional space. The heart of the home is the custom-designed kitchen, complete with ceiling-height cabinets offering ample storage. The engineered stone seamless backsplash adds a touch of elegance, while KitchenAid appliances and a Samsung fridge with a tablet elevate your culinary experience. For added convenience, the Samsung auto IQ washer and dryer are included. The kitchen also features a champagne gold soap dispenser and faucet on the island, as well as under-cabinet lighting for a modern touch. Enjoy Lutron dimmable light switches, LED mirrors in the bathrooms, and full-height floating vanities that add to the home's contemporary feel. The living room is enhanced by a full-tiled wall fireplace, creating a cozy ambiance, while Sono speakers (4 total, with an amplifier) provide superb sound throughout the home. Large 8-foot doors and a glass pocket door in the pantry enhance the open feel, while the wall-to-wall glass at the back of the home floods the living area with natural light, offering stunning views of the



outdoor space. Additional features include a water softener, AC rough-in, full-railing stairs, extra-large triple-pane windows, and garage security cameras for peace of mind. The stand-alone bathtub and seamless glass standing shower in the ensuite provide a spa-like experience, with adjustable shower pressure and champagne gold plumbing finishes. The legal 2-bedroom, 1-bathroom basement suite is perfect for rental income or extended family. With 8-foot ceilings, Samsung appliances, and a modern floating vanity, it offers a cozy and functional living space. The L-shaped kitchen with extra cabinets and ample counter space ensures comfort and convenience for the tenants. Additional features include blinds and drapes throughout, TV brackets already installed, inbuilt garbage bins in the kitchen cabinets, and upgraded lighting fixtures throughout. This property is an exceptional blend of modern luxury, functionality, and thoughtful upgrades. Don't miss your chance to own this beautifully designed home in the sought-after community of Glacier Ridge NW! Please note, some images have been digitally staged.

Built in 2023

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203808    |
| Price          | \$1,024,000 |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,303       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status Active

### Community Information

Address 53 Edith Crescent Nw  
Subdivision Glacier Ridge  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3R 2C3

### Amenities

Amenities Clubhouse, Fitness Center, Other, Park, Recreation Facilities  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows, Wired for Data  
Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features None  
Lot Description Back Yard, City Lot, Interior Lot, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Composite Siding, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 19               |
| Zoning         | R-G              |
| HOA Fees       | 420              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Brilliant Realty |
|----------------|------------------|

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