$1,499,900 - 5n, 222 Eagle Ridge Drive Sw, Calgary

MLS® #A2203566

$1,499,900
2 Bedroom, 2.00 Bathroom, 2,037 sqft
Residential on 0.00 Acres

Eagle Ridge, Calgary, Alberta

Enjoy unrivalled panoramic mountain & reservoir views from this expansive 2-bedroom plus den, 2-bath condo that was fully renovated in 2013, offering over 2,000 sq. ft. of thoughtfully designed living space in an intimate 10-unit building in coveted Eagle Ridge! This spacious & airy home features hardwood floors & an abundance of natural light, highlighting the living roomâ€™s triple-pane picture windows, tray ceiling & feature fireplace. The living room seamlessly connects to the dining area, which is illuminated by a traditional chandelier & offers ample space for family gatherings or elegant dinner parties. Just steps away, the well-appointed kitchen boasts granite countertops, ample storage, stainless steel appliances & cozy breakfast nook. A walk-through laundry area with built-in pantry cabinets & countertop space adds convenience. A private den/office with balcony access is tucked away just off the living roomâ€”an ideal work-from-home space with more breathtaking reservoir views. The primary retreat features a walk-in closet & luxurious 5-piece ensuite with dual sinks, separate vanity, tranquil soaker tub & walk-in shower. A generously sized second bedroom and 3-piece bath provide comfortable accommodations for guests. Additional highlights include two side-by-side parking stalls, an assigned storage room, self-contained guest suite & an ultra-convenient elevator that takes you

directly to your front door. The prime location canâ€™t be beat with Heritage Park & Glenmore Reservoir pathways minutes away, plus amenities such as shopping at Glenmore Landing, schools, public transit & Rockyview Hospital. Enjoy easy access to 14th St, Heritage Drive & Glenmore Trail.

Built in 1967

Essential Information

MLS® #	A2203566
Price	$1,499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,037
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	5n, 222 Eagle Ridge Drive Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V7

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking, Guest Suite, Storage
Parking Spaces	2
Parking	Assigned, Parkade, Stall, Underground, Heated Garage, Secured

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony, Private Entrance
Construction	Brick, Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	41
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First

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