



THE
A-TEAM

**RE/MAX
FIRST**

222 EAGLE RIDGE Drive #5N, Calgary T2V 2V7

MLS® #: **A2143463**

Area: **Eagle Ridge**

Listing Date: **06/27/24**

List Price: **\$1,699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,076**
Low Sqft:
Ttl Sqft: **2,076**

DOM

81
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat:

Views
Assigned, Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`9" x 6`11"	5pc Ensuite bath	Main	8`6" x 11`11"
Bedroom	Main	14`1" x 12`11"	Breakfast Nook	Main	8`1" x 5`4"
Dining Room	Main	11`4" x 23`8"	Foyer	Main	10`9" x 5`11"
Kitchen	Main	19`6" x 10`6"	Living Room	Main	20`9" x 19`10"
Office	Main	12`5" x 14`1"	Bedroom - Primary	Main	12`4" x 21`5"
Pantry	Main	10`3" x 5`9"	Walk-In Closet	Main	8`6" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$1,950

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: **309CDC**

Remarks

Pub Rmks: **** Open House Thursday, August 8th from 11AM-2PM! ** SPECTACULAR VIEWS! Discover unparalleled elegance in this exquisite two-bedroom, two-bathroom condo and den. Nestled in the prestigious community of Eagle Ridge, this home offers breathtaking views in every direction: majestic mountains to the west, a vibrant downtown skyline to the north, and the serene Glenmore Reservoir and Heritage Park below. Step inside to find a residence where timeless renovations meet modern luxury. This home has undergone significant upgrades about 10 years ago, including brand new mechanical systems, windows, a state-of-the-art kitchen, gleaming hardwood floors, plush carpets, and luxurious bathrooms making it ready for you to move in and enjoy. The efficient galley kitchen, complete with a butler's pantry, makes meal preparation a joy, whether you're hosting large gatherings or enjoying a quiet dinner. The formal dining room and spacious living area, highlighted by a stylish fireplace feature wall, provide an ideal setting to showcase your most cherished furniture pieces. Large picture windows throughout the condo allow you to bask in the stunning vistas from every room. Enjoy year-round panoramic views of the mountains, the reservoir, and the downtown skyline, creating a picturesque backdrop for everyday living. Additional features include two side-by-side parking stalls, a direct-to-suite elevator for utmost convenience, ample storage space, and access to a guest suite. Close to all amenities and located in a sought-after neighborhood, this condo is the epitome of luxury and comfort. Book your private viewing today and step into a home where every detail has been thoughtfully designed to offer an exceptional living experience.**

Inclusions: **Hood Fan**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123