



THE
A-TEAM

**RE/MAX
FIRST**

109 EDGERIDGE Terrace, Calgary T3A 6C3

MLS® #: **A2160967** Area: **Edgemont** Listing Date: **08/30/24** List Price: **\$464,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,162**
 Low Sqft:
 Ttl Sqft: **1,162**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Corner Lot,Interior Lot,Landscaped,Many Trees**
 Park Feat: **Driveway,See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Rubber** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	26`1" x 19`11"	Kitchen	Main	14`5" x 9`9"
Bedroom - Primary	Main	12`9" x 12`9"	4pc Ensuite bath	Main	
Bedroom	Main	12`10" x 12`11"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$377** Title: **Fee Simple** Zoning: **M-C1 d75**

Fee Freq:
Monthly

Legal Desc: **9911358**

Remarks

Pub Rmks: **Perched atop the picturesque Edgemont ravine, Hillsboro in Edgemont is the one you have been waiting on! This beautifully maintained corner unit offers the perfect blend of natural serenity and urban convenience. Step outside to enjoy walking paths, wetlands, and scenic views, with shopping and amenities just across the street and a quick commute to the airport. This 2-bedroom, 2-bathroom home features 9-foot ceilings and hardwood flooring throughout the majority of the main living areas, creating an open and airy feel. The spacious kitchen boasts ample cabinet space, seamlessly flowing into the Dining & living room, anchored by a cozy gas fireplace—ideal for relaxation and entertaining. Both bedrooms include large walk-in closets, while the primary suite features a 4-piece en suite with a mobility-friendly bathtub. Additional highlights include a well-equipped laundry room with a washer and dryer replaced in 2020, a water softener, and a hot water tank installed in 2019. There is even a crawl space for added storage. Enjoy outdoor living with two separate patios perfect for morning coffee or evening relaxation. The home also offers a large mudroom off the attached oversized single-car garage, enhancing convenience and storage options. With its unbeatable location, stunning views, and thoughtful design, this home is perfect for those looking to downsize without compromising on comfort or style. Schedule your viewing today!**

Inclusions: **floating shelves, mirror in bedroom**
Property Listed By: **Real Broker**

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









