



THE
A-TEAM

**RE/MAX
FIRST**

108 EDGERIDGE Terrace #310, Calgary T3A 6C4

MLS® #: **A2171205**

Area: **Edgemont**

Listing Date: **10/10/24**

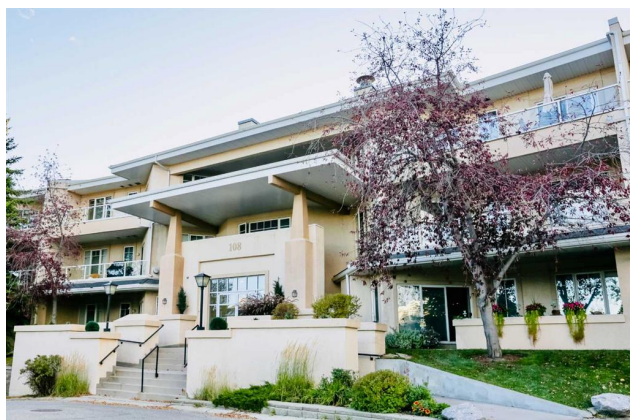
List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Oversized,Owned,See Remarks,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 9`10"	Bedroom	Main	11`6" x 10`4"
Kitchen	Main	12`11" x 7`8"	Dining Room	Main	9`6" x 8`4"
Living Room	Main	10`11" x 10`11"	Laundry	Main	7`8" x 4`3"
3pc Ensuite bath	Main	7`5" x 6`7"	4pc Bathroom	Main	7`8" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$845

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9813291**

Remarks

Pub Rmks: **Open House: Nov 11 (Remembrance Day) 2:00 pm ~ 4:00 pm. Price reduction for quick sale***Move In Ready***MOTIVATED SELLER!*** A spotless & well-maintained two-bedroom unit with 2 TITLED HEATED UNDERGROUND PARKING stalls and 1 storage locker in Hillsboro of Edgemont. This spacious 2 bedroom, 2 full bathroom condo is quiet and bright. It is located on the TOP FLOOR of this great complex and has plenty of LARGE WINDOWS to take in the light and allow the wonderful VALLEY VIEWS. Highlights of this unit are a 9" ceiling, a FUNCTIONAL KITCHEN with GRANITE COUNTERTOPS & SS appliances, a Brand New Fridge, rich dark LAMINATE FLOORING THROUGHOUT, In-suite laundry with BRAND NEW WASHER & DRYER SET, a spacious balcony with new flooring and unobstructed valley views. The central living room is inviting with a gas fireplace. The two bedrooms are on opposite sides from one another, offering privacy with the Master enjoying a walk-in closet and fully private en-suite. Other conveniences of this complex include plenty of visitor parking; a reading room on the second floor; and same floor garbage chute. Located close to schools, playgrounds, Edgemont Valley trails, parks, and shopping, this condo offers much more than the average unit. Easy access to Country Hill BLVD and Shaganappi Trail. Take advantage of affordability with a view, of a well-established complex. WELL-PRICED, QUICK POSSESSION! Call today for a private viewing.**

Inclusions: **N/A**
Property Listed By: **Skyrock**

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



