



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2173369**

Area: **Eagle Ridge**

Listing Date: **11/01/24**

List Price: **\$1,649,000**

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

19
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: **Ceiling**
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**

Legal Desc:

309CDC

Monthly

Remarks

Pub Rmks:

Welcome to an extraordinary two-bedroom, two-bathroom condo with a den, nestled in the prestigious community of Eagle Ridge. Here, sweeping panoramic views capture the majesty of the mountains to the west, the vibrant cityscape to the north, and the tranquil beauty of the Glenmore Reservoir and Heritage Park below. Step inside to discover a harmonious blend of timeless design and modern luxury. This residence underwent substantial upgrades about a decade ago, transforming it with brand new mechanical systems, energy-efficient windows, and a state-of-the-art kitchen. Gleaming hardwood floors, plush carpeting, and spa-inspired bathrooms offer an impeccable move-in ready experience. The thoughtfully designed galley kitchen, equipped with a butler's pantry, brings joy to meal prep—whether you're entertaining guests or savoring a quiet night in. The formal dining area and spacious living room, anchored by an elegant fireplace feature wall, offer the perfect stage for your most treasured pieces. Large picture windows frame captivating views from every room, ensuring year-round beauty and light fill the home. Two side-by-side parking stalls, a direct-to-suite elevator, generous storage, and access to a guest suite enhance both convenience and comfort. Nestled near every amenity and in a highly desirable neighborhood, this condo is more than a home—it's a lifestyle of luxury, comfort, and breathtaking natural beauty. Book your private tour today to experience a living space where every detail has been meticulously crafted for 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











