



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

**92**  
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
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`9" x 6`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`6" x 11`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 12`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`1" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 23`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`9" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`6" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`9" x 19`10"</b>
<b>Office</b>	<b>Main</b>	<b>12`5" x 14`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 21`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>10`3" x 5`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`6" x 7`3"</b>

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





















