



THE A-TEAM

RE/MAX FIRST

108 EDGERIDGE Terrace #101, Calgary T3A6C4

MLS® #: A2175229 Area: Edgemont Listing: 10/24/24 List Price: \$339,900
Status: Active County: Calgary Change: -\$20k, 17-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1999
Finished Floor Area
Abv Sqft: 921
Low Sqft:
Ttl Sqft: 921

Access:
Lot Feat:
Park Feat: Heated Garage, Parkade, Stall, Underground

DOM

90
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Boiler, Natural Gas
Sewer:
Ext Feat: Courtyard
Construction: Mixed
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Ensuite bath, Kitchen, Living Room, Bedroom, 4pc Bathroom, Dining Room, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee:  
**\$719**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9813291**

Remarks

Pub Rmks: **Welcome to 108 Edgeridge Terrace NW, #101. This beautiful and spacious two-bedroom, two-bathroom condo is ideally situated in the walkable community of Edgemont, close to ravines and pathways, nature is right at your doorstep. This west-facing end unit is flooded with natural light, offering both privacy and a bright, open atmosphere. The kitchen features a modern design with an island—perfect for preparing meals or casual dining. Recent updates include new flooring and appliances, making this home move-in ready. Step out onto your private patio, which opens directly onto the common green space, ideal for enjoying a morning coffee or relaxing outdoors. Conveniently located near grocery stores, coffee shops, restaurants, and numerous amenities, everything you need is just a short walk away. With easy access to nearby ravines and pathways, this condo offers a blend of city living and natural beauty. This is a rare opportunity to own a bright, well-maintained condo with a titled underground stall in a desirable location. Don't miss out—schedule your private tour today!**

Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

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









