



THE A-TEAM

RE/MAX FIRST

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

MLS® #: A2203566 Area: Eagle Ridge Listing Date: 03/20/25 List Price: \$1,499,900
Status: Active County: Calgary Change: -\$50k, 16-Apr Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1967

Finished Floor Area
Abv Sqft: 2,036
Low Sqft:
Ttl Sqft: 2,036

DOM: 35
Layout:
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment-Single Level Unit

Lot Information
Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: 2
Garage Sz:

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

Utilities and Features

Roof:
Heating: Fan Coil
Sewer:
Ext Feat: Balcony,Private Entrance

Construction: Brick,Concrete
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,Recessed Lighting,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room (Legal/Tax/Financial), Level, Dimensions

Condo Fee: \$1,950 Title: Fee Simple Zoning: M-C2
Fee Freq: Monthly

Legal Desc: 309CDC

Remarks

Pub Rmks:

Enjoy unrivalled panoramic mountain & reservoir views from this expansive 2-bedroom plus den, 2-bath condo that was fully renovated in 2013, offering over 2,000 sq. ft. of thoughtfully designed living space in an intimate 10-unit building in coveted Eagle Ridge! This spacious & airy home features hardwood floors & an abundance of natural light, highlighting the living room's triple-pane picture windows, tray ceiling & feature fireplace. The living room seamlessly connects to the dining area, which is illuminated by a traditional chandelier & offers ample space for family gatherings or elegant dinner parties. Just steps away, the well-appointed kitchen boasts granite countertops, ample storage, stainless steel appliances & cozy breakfast nook. A walk-through laundry area with built-in pantry cabinets & countertop space adds convenience. A private den/office with balcony access is tucked away just off the living room—an ideal work-from-home space with more breathtaking reservoir views. The primary retreat features a walk-in closet & luxurious 5-piece ensuite with dual sinks, separate vanity, tranquil soaker tub & walk-in shower. A generously sized second bedroom and 3-piece bath provide comfortable accommodations for guests. Additional highlights include two side-by-side parking stalls, an assigned storage room, self-contained guest suite & an ultra-convenient elevator that takes you directly to your front door. The prime location can't be beat with Heritage Park & Glenmore Reservoir pathways minutes away, plus amenities such as shopping at Glenmore Landing, schools, public transit & Rockyview Hospital. Enjoy easy access to 14th St, Heritage Drive & Glenmore Trail.

Inclusions:

Desk in den/office, window seat & mounted television in primary bedroom, hutch in guest bathroom. 2 keys, 2 garage door openers.

Property Listed By:

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











