

\$1,499,900 - 5n, 222 Eagle Ridge Drive Sw, Calgary

MLS® #A2203566

\$1,499,900

2 Bedroom, 2.00 Bathroom, 2,037 sqft

Residential on 0.00 Acres

Eagle Ridge, Calgary, Alberta

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.

Built in 1967

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2203566 |
| Price | \$1,499,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,037 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 5n, 222 Eagle Ridge Drive Sw |
| Subdivision | Eagle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 2V7 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 2 |
| Parking | Assigned, Heated Garage, Parkade, Stall, Underground, Secured |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Fan Coil |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 5 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Construction | Brick, Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 56 |
| Zoning | M-C2 |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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