

# \$1,549,900 - 5n, 222 Eagle Ridge Drive Sw, Calgary

MLS® #A2203566

**\$1,549,900**

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	\$1,549,900
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), Guest Suite, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Heated Garage, Parkade, Secured, Stall, Underground

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(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

Date Listed	March 20th, 2025
Days on Market	15
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX First
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