

# \$314,900 - 109, 108 Edgeridge Terrace Nw, Calgary

MLS® #A2241929

**\$314,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

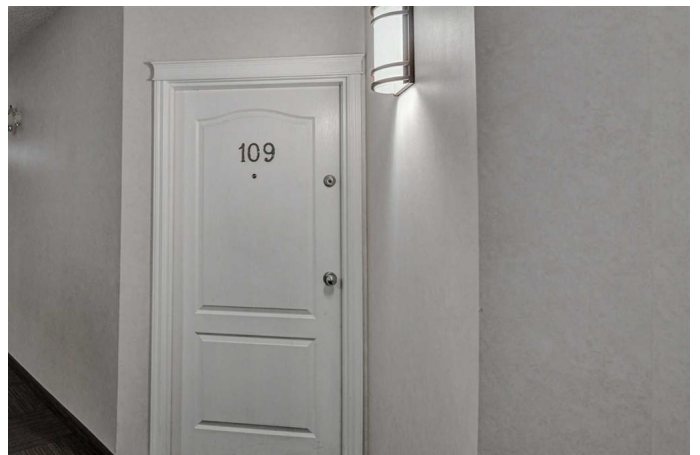
Edgemont, Calgary, Alberta

Beautifully maintained condo in prestigious Edgemont. The condo offers a modern layout with 2 separated bedrooms and 2 separate bathrooms on opposite sides. This unit has an open floor plan, wide plank laminate floors, feature wall with built in shelving and gas fireplace, large windows that flood the unit with natural sunlight, and in-suite washer/dryer and storage. There are 9 ft. ceilings with a West facing manicured courtyard, large size patio looking onto the courtyard for your summer BBQ's, single titled underground parking with additional large caged storage. Well cared for building located next to extensive natural walking trails, shopping center and transportation.

Built in 1998

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241929          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 890               |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 109, 108 Edgeridge Terrace Nw |
| Subdivision | Edgemont                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3A 6C4                       |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Party Room                                |
| Utilities      | Cable Available                           |
| Parking Spaces | 1                                         |
| Parking        | Heated Garage, Stall, Titled, Underground |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water, Radiant                                                                    |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 3                                                                                     |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 2               |
| Zoning         | M-C1 d75        |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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