

**101, 108 Edgeridge Terrace NW
Calgary, Alberta**

MLS # A2199683



\$319,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

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!