

# \$283,900 - 211, 108 Edgeridge Terrace Nw, Calgary

MLS® #A2114681

**\$283,900**

2 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

This beautifully maintained and recently upgraded 2-bedroom, 1 bath condo is located in the popular NW community of Edgemont. Located on the 2nd floor and offering 821sq. ft., this open floor plan includes 9 foot ceilings, a spacious kitchen, separate dining area with access to a private balcony with gas hook up for bbq and cozy living room complete with gas fireplace. Storage area has been modified into a small office that could also double as a large pantry if desired. Recent upgrades include updated kitchen cupboards, back splash and counters, vinyl plank flooring throughout unit and exterior balcony has been upgraded including railing. New appliances include stove, washer and dryer. This unit offers a heated underground TITLED parking stall and a storage locker in front of stall secured with a fence and manual lock. The condo fee includes all utilities except electricity. Prime Location: Sir Winston Churchill High School catchment, walking distance to Edgemont Ravine, Co-op, Parks, Playgrounds, and Public Transit. Close to Superstore, Edgemont Elementary and Tom Baines Schools, University of Calgary, restaurants, and many other amenities! Easy Access to Shaganappi Trail and Stoney Trail. Ideal location for professional couples, students and retirees; also an excellent investment opportunity! Don't miss out on this one!

Built in 1998



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2114681      |
| Price          | \$283,900     |
| Sold Price     | \$290,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 821           |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 211, 108 Edgeridge Terrace Nw |
| Subdivision | Edgemont                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3A6C4                        |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                 |
| Parking        | Parkade, Titled                   |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Fireplace(s), Natural Gas                                                 |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| # of Stories      | 4                                                                                    |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Stucco, Wood Frame    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2024 |
| Date Sold      | March 26th, 2024 |
| Days on Market | 10               |
| Zoning         | M-C1 d75         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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