

\$464,900 - 109 Edgeridge Terrace Nw, Calgary

MLS® #A2160967

\$464,900

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

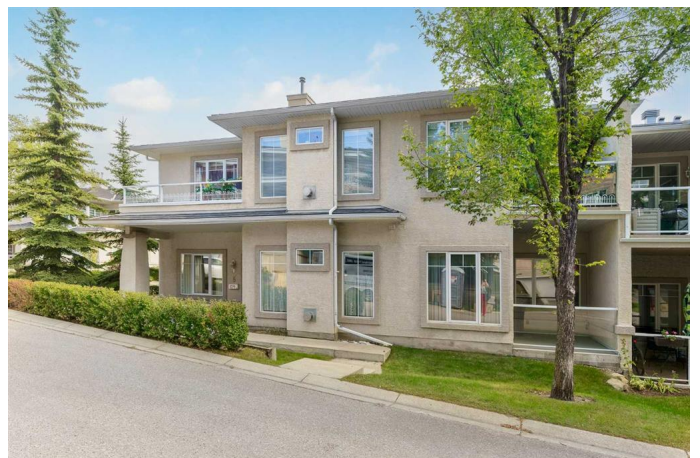
Edgemont, Calgary, Alberta

Perched atop the picturesque Edgemont ravine, Hillsboro in Edgemont is the one you have been waiting on! This beautifully maintained corner unit offers the perfect blend of natural serenity and urban convenience. Step outside to enjoy walking paths, wetlands, and scenic views, with shopping and amenities just across the street and a quick commute to the airport. This 2-bedroom, 2-bathroom home features 9-foot ceilings and hardwood flooring throughout the majority of the main living areas, creating an open and airy feel. The spacious kitchen boasts ample cabinet space, seamlessly flowing into the Dining & living room, anchored by a cozy gas fireplace—ideal for relaxation and entertaining.

Both bedrooms include large walk-in closets, while the primary suite features a 4-piece en suite with a mobility-friendly bathtub. Additional highlights include a well-equipped laundry room with a washer and dryer replaced in 2020, a water softener, and a hot water tank installed in 2019. There is even a crawl space for added storage.

Enjoy outdoor living with two separate patios perfect for morning coffee or evening relaxation. The home also offers a large mudroom off the attached oversized single-car garage, enhancing convenience and storage options.

With its unbeatable location, stunning views, and thoughtful design, this home is perfect for those looking to downsize without



compromising on comfort or style. Schedule your viewing today!

Built in 1998

Essential Information

MLS® #	A2160967
Price	\$464,900
Sold Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	109 Edgeridge Terrace Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, See Remarks, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Interior Lot, Landscaped, Many Trees
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 19th, 2024
Days on Market	20
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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