

# \$1,450,000 - 4n, 222 Eagle Ridge Drive Sw, Calgary

MLS® #A2259089

**\$1,450,000**

2 Bedroom, 2.00 Bathroom, 2,041 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, 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 that provides 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-in laundry area with countertop space adds convenience. A private den/family room 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 a custom-made unit entry door, TWO UNDERGROUND 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® #         | A2259089          |
| Price          | \$1,450,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 2,041             |
| Acres          | 0.00              |
| Year Built     | 1967              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4n, 222 Eagle Ridge Drive Sw |
| Subdivision | Eagle Ridge                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2V2V7                       |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 2                                                                                        |
| Parking        | Assigned, Heated Garage, Parkade, Stall, Underground, Secured                            |
| # of Garages   | 2                                                                                        |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bookcases, Chandelier, No Animal Home, No Smoking Home, Open |
|-------------------|--------------------------------------------------------------|

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
|                 | Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Tray Ceiling(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    | September 22nd, 2025 |
| Days on Market | 28                   |
| Zoning         | M-C2                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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