

102, 108 Edgeridge Terrace NW
Calgary, Alberta

MLS # A2345389



\$259,900

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Amazing 2-bedroom, 2-bathroom ground-floor end unit in the highly sought-after community of Edgemont. Offering tremendous value, this beautifully maintained apartment features a thoughtful layout with the bedrooms separated for excellent privacy, while the main living area remains open, inviting, and centered around the kitchen. The home offers a number of desirable upgrades, including quartz countertops, laminate flooring throughout, a cozy gas fireplace, radiant heat and in-suite Laundry. Large windows fill each room with an abundance of natural light, creating a bright and welcoming atmosphere throughout. This home has been exceptionally well cared for, and it shows. Enjoy the added benefit of a large covered patio directly off the living room—perfect for relaxing or enjoying your morning coffee. As a ground-floor end unit, you’ll also appreciate the added privacy and convenience. Ideally located close to parks, pathways, public transit, and major access routes, this is a fantastic opportunity to enjoy comfortable, low-maintenance living in one of Calgary’s most desirable communities. Grocery stores, schools, and recreational activities are all just blocks away. Tremendous value and an excellent place to call home!