

# \$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
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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 43

Zoning M-C2

## Listing Details

Listing Office RE/MAX First

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