



GRASSROOTS
REALTY GROUP

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**109, 108 Edgeridge Terrace NW
Calgary, Alberta**

MLS # A2241929



\$309,900

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Radiant	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	Cable
Features:	Vinyl Windows		

Inclusions: none

Beautifully maintained condo in prestigious Edgemont. Vacant and ready for you to move in. The condo offers a modern layout with 2 separated bedrooms and 2 separate bathrooms on opposite sides. This unit has an open floor plan, wide plank laminate floors, feature wall with built in shelving and gas fireplace, large windows that flood the unit with natural sunlight, and in-suite washer/dryer and storage. There are 9 ft. ceilings with a West facing manicured courtyard, large size patio looking onto the courtyard for your summer BBQ's, single titled underground parking with additional large caged storage. Well cared for building located next to extensive natural walking trails, shopping center and transportation.