



**3S, 222 Eagle Ridge Drive SW  
Calgary, Alberta**

**MLS # A2294419**



**\$1,248,000**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,052 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,950
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Crown Molding, Double Vanity, Elevator, Granite Counters, Open Floorplan, Recessed Lighting, See Remarks, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built-In Coffee Machine

Here is your opportunity to own in the iconic Covenant House in Eagle Ridge—an exclusive, boutique building of just 10 residences and one of Calgary’s most prestigious and tightly held condominium addresses. Rarely does a home of this calibre become available. Offering over 2,000 sq.ft. of beautifully updated living space, this exceptional residence welcomes you with a private elevator opening directly into your suite and a gracious foyer beyond. Expansive windows flood the home with natural light, highlighting the refined finishes throughout. Thoughtfully renovated over the years, the home features hardwood floors, coffered ceilings, crown moulding, custom built-ins, and curated designer details—showcasing true pride of ownership. The living room is both elegant and inviting, anchored by a double-sided fireplace shared with a private office that opens onto its own balcony. A generous dining area flows seamlessly from the living space, ideal for entertaining. The chef’s kitchen is well-appointed with top-tier appliances, including a built-in coffee maker, designed for both everyday living and hosting. The primary retreat is a true sanctuary, complete with a spa-inspired ensuite and walk-in closet. A well-sized second bedroom and full bath complete the interior. Additional features include two titled parking stalls, a large storage locker, and a self-contained guest suite. The location is exceptional—just minutes to the pathways of Heritage Park and Glenmore Reservoir, with convenient access to Glenmore Landing, top-rated schools, Rockyview Hospital, and major routes including 14th Street, Heritage Drive, and Glenmore Trail. A rare offering in one of Calgary’s most exclusive buildings.