



**101, 108 Edgeridge Terrace NW  
Calgary, Alberta**

**MLS # A2175229**



**\$359,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Edgemont                                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                   |
| <b>Style:</b>    | Apartment                                  |               |                   |
| <b>Size:</b>     | 922 sq.ft.                                 | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

**Heating:** Boiler, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 719

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to 108 Edgeridge Terrace NW, #101. This beautiful and spacious two-bedroom, two-bathroom condo is ideally situated in the walkable community of Edgemont, close to ravines and pathways, nature is right at your doorstep. This west-facing end unit is flooded with natural light, offering both privacy and a bright, open atmosphere. The kitchen features a modern design with an island—perfect for preparing meals or casual dining. Recent updates include new flooring and appliances, making this home move-in ready. Step out onto your private patio, which opens directly onto the common green space, ideal for enjoying a morning coffee or relaxing outdoors. Conveniently located near grocery stores, coffee shops, restaurants, and numerous amenities, everything you need is just a short walk away. With easy access to nearby ravines and pathways, this condo offers a blend of city living and natural beauty. This is a rare opportunity to own a bright, well-maintained condo with a titled underground stall in a desirable location. Don't miss out—schedule your private tour today!