



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2199683**



**\$333,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	1999 (26 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:** \$ 720

**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!