

# \$1,299,000 - 3n, 222 Eagle Ridge Drive Sw, Calgary

MLS® #A2219385

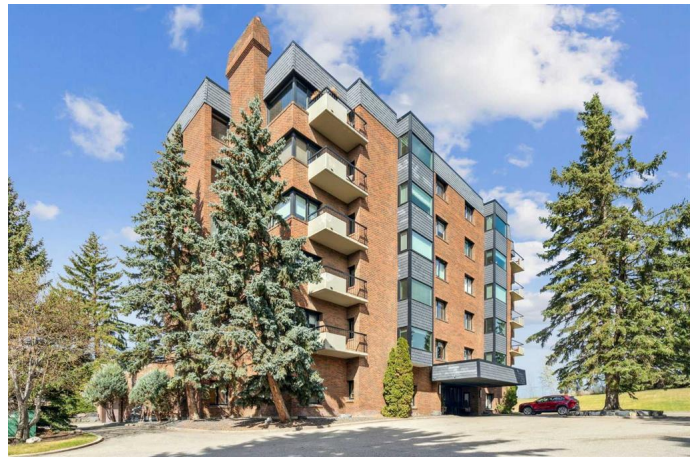
**\$1,299,000**

2 Bedroom, 2.00 Bathroom, 2,002 sqft

Residential on 0.00 Acres

Eagle Ridge, Calgary, Alberta

Sunlit Elegance with fabulous views in the exclusive Covenant House—a boutique 10-unit building nestled in prestigious Eagle Ridge. This 2,002 SF - 2 bedroom + Den unit offers tremendous flexibility to the discerning buyer. Enjoy the comfort of its quality finishes —As Is—™ Or take advantage of the value presented and undertake few updates and make it even more special! Pride of ownership is apparent in this immaculately maintained unit as you enter from your exclusive elevator stop and are welcomed to an inviting entry. Flooded with natural light from oversized picture windows you will appreciate wonderful views of the Glenmore Reservoir and surrounding greenspace. The suite boasts a thoughtful and functional floor plan featuring a rare dual-access kitchen perfect for entertaining or day-to-day convenience. A large dining area and breakfast nook allow ample space for your dining wishes. The living room is anchored by a cozy gas fireplace, while a den gives access to a private balcony offering an ideal vantage point for tranquil moments and ever-changing seasonal vistas. An over-sized primary suite is sure to impress with a sitting area, large walk-in closet and ensuite. A second bedroom, 4 piece bathroom and laundry room complete this unit. Additional features include: TWO underground heated parking stalls, an oversized storage locker on the main floor (largest of the building), oak hardwood flooring, direct-to-suite elevator access for discreet and secure entry.



Covenant House is a well-managed building with a guest suite and visitor parking. Move in and enjoy refined comfort as-is, or upgrade to your exact tastes—the space and potential are already here. Don't miss this opportunity to live in one of Calgary's most coveted communities, moments from Glenmore Park, Chinook Centre, Rockyview Hospital, and more.

Built in 1967

**Essential Information**

MLS® #	A2219385
Price	\$1,299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,002
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3n, 222 Eagle Ridge Drive Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V7

**Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking, Elevator(s), Guest Suite, Secured Parking, Storage
Parking Spaces	2
Parking	Assigned, Heated Garage, Off Street, Parkade, Side By Side, Underground

# of Garages 2

### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, 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

Lot Description Landscaped

Construction Brick, Concrete

### Additional Information

Date Listed May 9th, 2025

Days on Market 103

Zoning M-C2

### Listing Details

Listing Office RE/MAX First

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