

# \$2,195,000 - 246 Eagle Ridge Drive Sw, Calgary

MLS® #A2226756

**\$2,195,000**

5 Bedroom, 4.00 Bathroom, 3,124 sqft

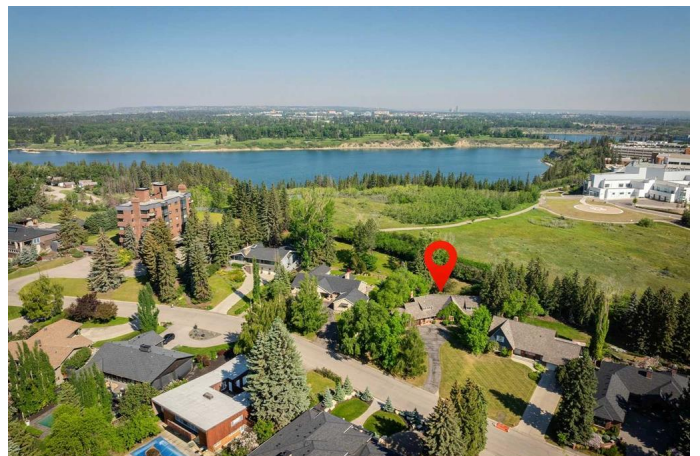
Residential on 0.41 Acres

Eagle Ridge, Calgary, Alberta

Distinguished estate home on an incredibly private 17,728 square foot lot in the heart of Eagle Ridge. Lovingly cared for by the same family for over 40 years, this property presents an opportunity to re-imagine the timeless design or construct a new single family residence on the 94 X 188 foot lot with mature landscaping and acreage like setting. The home is anchored by regal principal rooms and striking architectural features. Main floor layout includes a comfortable kitchen + breakfast nook, den/office with built-ins, large formal dining room, cozy family living area, and a sunken living room flooded by natural light. Upstairs you will find a spacious primary retreat with 4-piece bath, 3 more good sized bedrooms, flex rooms, and another 4-piece bath. The lower level provides a fabulous rumpus room, 3-piece bath, 5th bedroom, endless storage, and laundry room. Eagle Ridge is a hidden gem in the inner city, with easy access to fabulous parks, playgrounds, endless amenities at Glenmore Landing, Heritage Park, top-rated schools, Rocky view Hospital, and a quick commute to the downtown core. Opportunities like this are rare and provide the discerning buyer with a chance to call this sought after community home.

Built in 1961

## Essential Information



MLS® #	A2226756
Price	\$2,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,124
Acres	0.41
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	246 Eagle Ridge Drive Sw
Subdivision	Eagle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2V7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, No Smoking Home
Appliances	Dishwasher, Dryer, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Private, Sloped
Roof	Cedar Shake
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.