



THE
A-TEAM

**RE/MAX
FIRST**

8607-8825 52 Street #A1 302, Calgary T3J 4C5

MLS® #: **A2117741**

Area:

Listing Date: **04/02/24**

List Price: **\$471,599**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2026**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **920**
Low Sqft:
Ttl Sqft: **920**

DOM

48

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Other

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Int Feat:

Kitchen Island

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`10" x 9`2"
Den	Main	9`8" x 6`1"
4pc Bathroom	Main	9`8" x 5`1"
4pc Ensuite bath	Main	8`3" x 7`4"
Bedroom	Main	9`8" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	5`5" x 5`11"
Dining Room	Main	12`0" x 7`3"
Living Room	Main	10`8" x 12`5"
Bedroom - Primary	Main	9`5" x 14`9"
Balcony	Main	30`10" x 6`7"

Legal/Tax/Financial

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

TBD

Legal Desc:	TBD	Remarks
Pub Rmks:	Experience Duet, a suite that stands out with its expansive 208 sq.ft . balcony, offering breathtaking views of the majestic Alberta Rocky Mountains. This suite is designed to cater to a variety of needs, featuring two bedrooms, two bathrooms, and a flexible den space perfect for a cozy bedroom, a playful kid's area, or a productive office. Duet is the epitome of versatility and scenic living, making everyday a picturesque experience. UNDERGROUND TITLED PARKING. Shopping and schools close by. All measurements have been taken from the builder's floor plan.	
Inclusions:	All appliances listed in the appliance section	
Property Listed By:	PropZap Realty	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

