



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**

Finished Floor Area

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

DOM

245
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

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

Room	Level	Dimensions
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"

Room	Level	Dimensions
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