



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8825 52 ST #202, Calgary T3J 4H1**

MLS®#: **A2120768**      Area: **Saddle Ridge**      Listing Date: **04/06/24**      List Price: **\$309,900**  
 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: **713**  
 Low Sqft:  
 Ttl Sqft: **713**

DOM

**259**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt**      Construction:      Heating: **Baseboard**      **Other**  
 Sewer:      Flooring: **Vinyl Plank**  
 Ext Feat: **Balcony**      Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>6' 10" x 4' 0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10' 6" x 8' 1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10' 6" x 8' 1"</b>	<b>Living Room</b>	<b>Main</b>	<b>10' 6" x 13' 4"</b>
<b>Balcony</b>	<b>Main</b>	<b>11' 7" x 6' 7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 4" x 12' 6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 0" x 5' 1"</b>	<b>Den</b>	<b>Main</b>	<b>8' 0" x 8' 4"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:  
**Monthly**  
 Legal Desc: **0**

Remarks

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Pub Rmks: **Discover the epitome of versatility and scenic living, in this inviting 1-bedroom + den, 1-bathroom condo located in the sought-after Saddleridge neighbourhood! This residence boasts an open-concept design that welcomes an abundance of natural light through its large windows, creating a bright and inviting atmosphere. The spacious living room provides access to a balcony offering breathtaking views of the majestic Alberta Rocky Mountains. The kitchen is a standout feature, showcasing elegant granite countertops, ample counter space, and room for bar stools. With in-suite laundry and titled underground parking, convenience is at your fingertips. you'll find a grocery store, gas station, restaurants, and more for your everyday needs. All measurements have been taken from the builder's floor plan.**

Inclusions: **WASHER/DRYER, HOOD FAN, MICROWAVE, REFRIGERATOR, STOVE**

Property Listed By: **Century 21 Bravo Realty**

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