



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
Apartment**
Sub Type: **Calgary**
City/Town: **2026**

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **713**
Low Sqft:
Ttl Sqft: **713**

DOM

43
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Other**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Microwave, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	6' 10" x 4' 0"
Dining Room	Main	10' 6" x 8' 1"
Balcony	Main	11' 7" x 6' 7"
4pc Bathroom	Main	8' 0" x 5' 1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10' 6" x 8' 1"
Living Room	Main	10' 6" x 13' 4"
Bedroom - Primary	Main	11' 4" x 12' 6"
Den	Main	8' 0" x 8' 4"

Legal/Tax/Financial

Title: **Fee Simple**
Fee Freq: **Monthly**
Legal Desc:

Zoning: **DC**

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Remarks

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: Property Listed By:	WASHER/DRYER, HOOD FAN, MICROWAVE, REFRIGERATOR, STOVE Century 21 Bravo Realty

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



