



THE
A-TEAM

**RE/MAX
FIRST**

8825 52 ST #409, Calgary T3J 4H1

MLS® #: **A2121249** Area: **Saddle Ridge** Listing Date: **04/08/24** List Price: **\$351,390**
 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:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**
 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

Room	Level	Dimensions
Den	Main	9' 1" x 8' 3"
Bedroom - Primary	Main	9' 6" x 12' 6"
Living Room	Main	11' 10" x 14' 4"
Kitchen	Main	8' 3" x 8' 8"

Room	Level	Dimensions
4pc Bathroom	Main	8' 3" x 5' 1"
Balcony	Main	9' 6" x 6' 5"
Dining Room	Main	11' 10" x 7' 9"
Laundry	Main	5' 4" x 4' 0"

Legal/Tax/Financial

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

DOM

239

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

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: **WASHER/DRYER, HOOD FAN, MICROWAVE, FRIDGE, STOVE**

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

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