



GRASSROOTS
REALTY GROUP

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821, 155 Crimson Ridge Place NW
Calgary, Alberta

MLS # A2230139



\$408,900

Division:	Haskayne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. Located in the picturesque Crimson Ridge, this home offers scenic views of the Bow Valley River, downtown and Canada Olympic Park. This home features open-concept living with a spacious kitchen island, perfect for entertaining, and luxurious vinyl plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while upper-floor laundry provides maximum functionality. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency, and style. Additionally, it is right next to a beautiful golf course, making it an ideal spot for golf enthusiasts. Photos are representative.