



**GRASSROOTS**  
REALTY GROUP

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**723, 155 Crimson Ridge Place NW**  
**Calgary, Alberta**

**MLS # A2235835**



**\$460,000**

<b>Division:</b>	Haskayne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Cortland by Avalon Master Builder, a stunning 3-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. Upstairs, you will find three bedrooms, including a principal bedroom with a luxurious ensuite and walk-in closet, along with a shared bathroom and upper-floor laundry. 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. Photos are representative.