



**A1 302, 8607-8825 52 Street NE
Calgary, Alberta**

MLS # A2117741



\$471,599

Division:	Calgary		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	920 sq.ft.	Age:	2026 (-2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 0
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: All appliances listed in the appliance section

Experience Duet, a suite that stands out with its expansive 208 sq.ft . balcony, offering breathtaking views of the majestic Alberta Rocky Mountains. This suite is designed to cater to a variety of needs, featuring two bedrooms, two bathrooms, and a flexible den space perfect for a cozy bedroom, a playful kid’s area, or a productive office. Duet is the epitome of versatility and scenic living, making everyday a picturesque experience. UNDERGROUND TITLED PARKING. Shopping and schools close by. All measurements have been taken from the builder's floor plan.