



202, 8825 52 ST  
Calgary, Alberta

MLS # A2120768



**\$309,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	713 sq.ft.	<b>Age:</b>	2026 (-2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WASHER/DRYER, HOOD FAN, MICROWAVE, REFRIGERATOR, STOVE

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.