



409, 8825 52 ST
Calgary, Alberta

MLS # A2121249



\$351,390

Division:	Saddle Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	700 sq.ft.	Age:	2026 (-2 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: WASHER/DRYER, HOOD FAN, MICROWAVE, FRIDGE, 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.