

**827, 155 Crimson Ridge Place NW**  
**Calgary, Alberta**

**MLS # A2250649**



**\$408,900**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Haskayne                                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                      |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 1,224 sq.ft.                               | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 2                                          | <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> | \$ 235 |
| <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>   | Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, See Remarks, Stone Counters, 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 Luxury 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 optimal energy efficiency, 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.