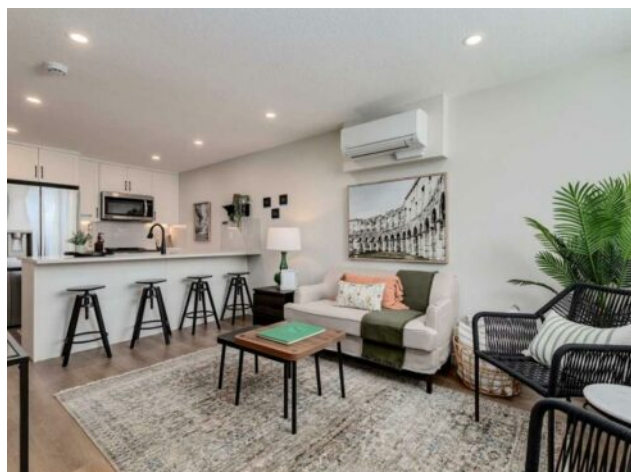


105, 155 Crimson Ridge Place NW  
Calgary, Alberta

MLS # A2259020



## \$289,000

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Haskayne                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus     |               |                  |
| <b>Style:</b>    | Townhouse                 |               |                  |
| <b>Size:</b>     | 605 sq.ft.                | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                         | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                     |               |                  |
| <b>Lot Size:</b> | -                         |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape |               |                  |

|                    |                                                                                                                                                |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                                                                                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | \$ 117 |
| <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, Separate Entrance, Stone Counters |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                            |                   |        |

Introducing the Braeburn &ndash; a stylish, energy-efficient one-bedroom, one-bathroom townhome built to CHBA Net Zero Ready standards. This thoughtfully designed home offers superior insulation, triple-pane windows, and advanced construction techniques that ensure low energy costs and optimal comfort year-round. With 10' ceilings and larger windows, the Braeburn is bright and airy, creating an open, inviting atmosphere. Inside, you'll find a fully equipped kitchen with modern appliances, a convenient eating counter, and a spacious living area perfect for relaxation or entertaining. The bedroom offers a peaceful retreat, and the sleek bathroom features high-quality fixtures. Enjoy outdoor living with a private space ideal for morning coffee or evening unwinding. Photos are representative.