

**109, 155 Crimson Ridge Place NW  
Calgary, Alberta**

**MLS # A2228413**



**\$305,000**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Calgary                   |               |                  |
| <b>Type:</b>     | Residential/Five Plus     |               |                  |
| <b>Style:</b>    | Townhouse                 |               |                  |
| <b>Size:</b>     | 484 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> | -      |

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters

**Inclusions:** 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. , the Braeburn combines smart design, sustainability, and efficiency in one compact package. Photos are representative.