



**GRASSROOTS**  
REALTY GROUP

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123, 155 Crimson Ridge Place NW  
Calgary, Alberta

MLS # A2284608



**\$405,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2026 (0 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>	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	N/A		

Welcome to Ambrosia, a beautifully designed 2-bedroom, 2.5-bath, two-storey stacked townhome in the scenic community of Crimson Ridge. Take in stunning views of the Bow Valley River, Downtown Calgary, and Canada Olympic Park, with a golf course just steps from your door. The open-concept main floor is perfect for entertaining, featuring a spacious kitchen island and luxury vinyl plank flooring throughout the main level and bathrooms. Upstairs offers two generous bedrooms designed for comfort and privacy, including a primary bedroom with walk-in closet and private ensuite, along with the convenience of upper-floor laundry. Built for superior energy efficiency with triple-pane windows and enhanced insulation, this home provides year-round comfort and reduced energy costs. Thoughtfully crafted for modern living. Photos are representative.