



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SADDLESTONE Way #213, Calgary T3J 0S2**

MLS® #: **A2114644**

Area: **Saddle Ridge**

Listing Date: **03/15/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Apartment**

City/Town:

**Calgary**

Year Built:

**2014**

Lot Information

Finished Floor Area

Abv Sqft:

**943**

Low Sqft:

Ttl Sqft:

**943**

Lot Sz Ar:

Lot Shape:

DOM

**65**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Low-Rise(1-4)**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Enclosed,Stall,Titled,Underground**

Utilities and Features

Roof:

**Baseboard**

Heating:

Sewer:

Ext Feat:

**Balcony**

Construction:

**Stone,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**

Int Feat:

**Kitchen Island,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>86`0" x 6`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`6" x 11`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`2" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`5" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`0" x 3`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`6" x 9`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$506**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc:                      **0**

Remarks

Pub Rmks:                      **3- Bedrooms | 2-Bathrooms | Open Floor Plan | Titled Underground Heated Parking Stall and storage. Welcome to this well maintained open concept 3 bedroom, 2 full bathroom condo. Offering a spacious living room and functional kitchen with granite countertops and stainless steel appliances. Stepping outside the balcony offers great views and tons of sunlight. Located within walking distance are a variety of amenities, including a shopping centre, grocery stores, the Genesis centre and the LRT.**

Inclusions:                      **N/A**  
Property Listed By:           **First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









