



THE
A-TEAM

**RE/MAX
FIRST**

421 SADDLEMONT Boulevard, Calgary T3J 0X9

MLS® #: **A2120882**

Area: **Saddle Ridge**

Listing Date: **04/07/24**

List Price: **\$455,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2015

Lot Information

Finished Floor Area

Abv Sqft:

1,435

Low Sqft:

Ttl Sqft:

1,435

Lot Sz Ar:

Lot Shape:

DOM

42

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

No Neighbours Behind

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`4" x 11`8"
Dining Room	Main	7`9" x 11`6"
Balcony	Main	21`2" x 12`3"
2pc Bathroom	Main	5`10" x 4`2"
Bedroom	Second	12`0" x 12`0"
Bedroom	Second	11`6" x 13`7"
4pc Bathroom	Second	10`4" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 8`8"
Entrance	Main	7`1" x 7`7"
Laundry	Second	6`4" x 4`6"
Bedroom - Primary	Second	10`6" x 17`3"
Balcony	Second	13`4" x 3`3"
Walk-In Closet	Second	6`6" x 4`4"
5pc Bathroom	Second	12`10" x 4`11"

Condo Fee:
\$388

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d125

Legal Desc: **1711713**

Remarks

Pub Rmks: **Back on the market due to financing! One of the best views from your private balcony in Saddle Ridge! Welcome to this spacious townhome in the heart of the Northeast where everything is easily accessible. From a variety of public transportation options to walking distance to parks, schools, shopping centres and so much more. The open concept floor plan plus three generous sized bedrooms are a hard find these days! A double attached garage is perfect for keeping your cars safe from the cold and in the spring and summer, you have a beautiful view of the pond and walk path which is just steps away. There's also plenty of visitor parking for your guests. This townhome is ideal for first time home buyers and anyone looking for a maintenance free lifestyle! Book a showing today and move in soon!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







