

**233 SADDLEBROOK Point, Calgary T3J 0G4**

MLS®#: **A2130905** Area: **Saddle Ridge** Listing Date: **05/16/24** List Price: **\$335,000**  
 Status: **Pending** County: **Calgary** Change: **-\$22k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Other**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **950**  
 Low Sqft:  
 Ttl Sqft: **950**

DOM

**123**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Carpet, Laminate**  
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 11`9"	Kitchen	Main	9`6" x 10`9"
Dining Room	Main	9`5" x 8`10"	Entrance	Main	3`11" x 3`10"
Pantry	Main	3`8" x 1`5"	Bedroom - Primary	Second	13`2" x 11`2"
Bedroom	Second	9`6" x 11`10"	4pc Bathroom	Second	6`2" x 8`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$273

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0715244

Remarks

Pub Rmks: **First time homebuyers and investors alert! This Newly Renovated well laid-out, two-storey townhome in Saddle Ridge offers plenty of living space in a bright, comfortable setting. New renovation including freshly painted throughout, brand new laminate flooring on the main floor, fantastic new light fixtures, new blinds, new door hardware, new sink in the bathroom, recent duct cleaning and professional cleaning. The large, open kitchen features newly painted cabinets with plenty of storage and room to cook. Relax in your living room, or open the doors and enjoy the sunshine on your quiet and private patio! Upstairs master bedroom featuring wall to wall closets. There's also a good sized second bedroom and lovely four-piece bathroom. Right outside your door is your parking stall along with visitor parking. Just steps from your home, the kids can enjoy the centrally located playground within the complex. Public transit is a quick walk outside of the complex on the main road, giving you quick access to the nearby train station. Saddle Ridge Elementary school is only a five-minute walk from your front door. Book your private viewing today!**

Inclusions: **None**  
Property Listed By: **Homecare Realty Ltd.**

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















