



THE
A-TEAM

**RE/MAX
FIRST**

92 SADDLETREE Court #319, Calgary T3J 0K9

MLS® #: **A2155540** Area: **Saddle Ridge** Listing Date: **08/07/24** List Price: **\$309,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **826**
 Low Sqft:
 Ttl Sqft: **826**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7' 0" x 4' 11"	4pc Ensuite bath	Main	7' 0" x 5' 0"
Bedroom	Main	13' 6" x 8' 8"	Kitchen	Main	8' 5" x 9' 9"
Living Room	Main	17' 11" x 10' 6"	Bedroom - Primary	Main	17' 11" x 10' 7"

Legal/Tax/Financial

Condo Fee: **\$712** Title: **Fee Simple** Zoning: **M-1 d75**

Fee Freq:
Monthly

Legal Desc: **0811684**

Remarks

Pub Rmks: **Hello Buyers : 2 bedrooms | 2 full bathrooms | Huge Balcony | Underground Parking | Gorgeous View | Amenities | Ensuite Bathroom | Walk-in Closet | Storage Space | Saddleridge Community ! Welcome to this stunning top-floor condo in the vibrant community of Saddle Ridge! This 2 bedroom, 2 full bathroom unit features an open-concept kitchen and elegant laminate flooring throughout. Enjoy your morning coffee or evening relaxation on the beautiful balcony. The primary bedroom boasts a spacious walk-in closet and a 4 PC Ensuite Bathroom. This unit also includes the luxury of titled underground heated parking—perfect for those cold winter months. Plus, you'll appreciate the ample storage space, including a dedicated storage unit in the underground parkade. Located close to all amenities, you'll have easy access to schools, shopping, restaurants, grocery stores, transportation, the Genesis Centre, and much more. This one is an incredible opportunity ! Call your favourite Realtor for a showing!!**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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