



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 SADDLETREE Court #211, Calgary T3J 5J1**

MLS® #: **A2160835**      Area: **Saddle Ridge**      Listing Date: **08/27/24**      List Price: **\$284,000**  
 Status: **Pending**      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:

Access:

Lot Feat:

Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **818**

Low Sqft:

Ttl Sqft: **818**

DOM

**22**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`7" x 6`0"	Living Room	Main	11`8" x 6`0"
Kitchen	Main	9`7" x 9`5"	Laundry	Main	7`1" x 3`6"
Bedroom - Primary	Main	15`3" x 10`5"	Bedroom	Main	13`4" x 8`7"
4pc Bathroom	Main	7`0" x 4`11"	4pc Ensuite bath	Main	7`0" x 4`11"
Balcony	Main	10`8" x 5`7"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$712

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

**M-1 d75**

Legal Desc: **0811684**

Remarks

Pub Rmks: **Beautiful 2 bedroom condo in Saddleridge. Featuring 2 bedrooms primary with 4 pc ensutie. Kitchen, dinning and living room. This unit has nice view of the pond off your balcony. Located close to shopping, Schools and Bus/lrt. Perfect fit for first time buyer or investor.**

Inclusions: **na**  
Property Listed By: **RE/MAX Real Estate (Central)**

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





