



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SADDLESTONE Way #316, Calgary T3J 0S3**

MLS®#: **A2162587**      Area: **Saddle Ridge**      Listing Date: **09/05/24**      List Price: **\$310,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 04-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **766**  
 Low Sqft:  
 Ttl Sqft: **766**

DOM

**76**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Granite Counters, Open Floorplan, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 4`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`11" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 11`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`2" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`5" x 11`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 11`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 15`0"</b>

Legal/Tax/Financial

Condo Fee: **\$431**      Title: **Fee Simple**      Zoning: **M-2**

Legal Desc: 1412846

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **Amazing Investment Opportunity in Saddle Ridge! Welcome to this charming apartment in the Lakeview complex, nestled in the desirable neighborhood of Saddle Ridge. This unit offers an incredible opportunity for first-time buyers or savvy investors looking for cashflow properties. Step inside to discover an inviting open-concept living area, perfect for modern living. The kitchen is a standout, featuring ample cabinet and counter space, granite countertops, and stainless steel appliances. Just off the spacious living room, you'll find a covered balcony, ideal for enjoying your morning coffee or evening relaxation. This unit boasts two generous-sized bedrooms, with the primary bedroom offering its own ensuite for added convenience. In addition to a full bathroom, there's a large laundry room with plenty of extra storage space. Conveniently located just a 4-minute drive from Saddletown Station, this home ensures easy access to transit. Plus, with amenities just a couple of minutes away.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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











