

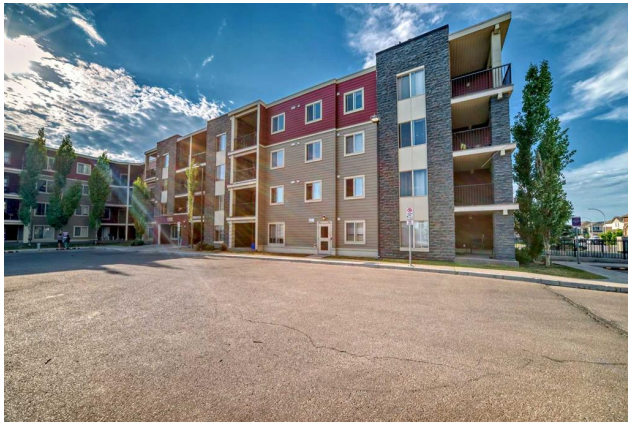


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SADDLESTONE Way #216, Calgary T3J0S2**

MLS®#: **A2166451**      Area: **Saddle Ridge**      Listing Date: **01/06/25**      List Price: **\$299,990**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 17-Jan**      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:

**Titled, Underground**

Finished Floor Area

Abv Sqft: **769**  
 Low Sqft:  
 Ttl Sqft: **769**

DOM

**26**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Boiler**  
 Sewer:  
 Ext Feat: **Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Balcony</b>	<b>Main</b>	<b>9`10" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 13`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 6`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 9`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`1" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$431**

**Fee Simple**

**M-2**

Fee Freq:

**Monthly**

Legal Desc: **1412599**

Remarks

Pub Rmks: **Welcome Home! Beautiful 2 Bed + 2 Bath condo in the heart of SADDLERIDGE NE. Why rent when you can own for less. The building is very well maintained and very clean. Many upgrades in this great condo such as granite counters, stainless steel appliances ,vinyl plank flooring and recently painted. Being on the 2nd floor, south facing unit, the Living-Dining-Kitchen area is bright with natural lights. Upgraded Kitchen offers granite countertops, lots of cupboards, Stainless Steel Appliances, an island which can also be used as breakfast nook that can replace the need to a dining table for a single person or a couple. Open concept floor plan leads out to a great patio area with views of pond across street, perfect for summer BBQ's and entertaining. The unit also hosts in suite laundry and storage. Did I mention that it comes with an underground titled and heated parking stall? Restaurants, groceries, schools, parks, playgrounds, transit are within footsteps. This condo makes for a perfect home for a small family or a rental property. Call to book your private showings today!**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

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







