



THE A-TEAM

RE/MAX FIRST

15 SADDLESTONE Way #103, Calgary T3J 0S3

MLS® #: A2170934 Area: Saddle Ridge Listing Date: 10/04/24 List Price: \$299,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2013

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Stall, Underground

Finished Floor Area

Abv Sqft: 668
Low Sqft:
Ttl Sqft: 668

DOM

110
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Int Feat: Granite Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Kitchen, Bedroom, 4pc Bathroom, Living Room, Laundry, Bedroom.

Legal/Tax/Financial

Condo Fee: \$361 Title: Fee Simple Zoning: M-2

Fee Freq:
Monthly

Legal Desc: **1412599**

Remarks

Pub Rmks: **Welcome to Your New Home in Lakeview! Step into this bright and inviting main floor unit in the highly desirable Saddle Ridge neighborhood! This lovely unit features 2 spacious bedrooms and 1 full bathroom, making it perfect for first-time buyers, investors. Open Concept Layout: As you enter, you'll be greeted by a functional floor plan that seamlessly connects the living, dining, and kitchen areas. The kitchen is equipped with ample storage, modern cabinetry, and elegant granite countertops. The primary bedroom features a walk-through closet . The second bedroom is a great size, perfect for guests, a home office, or a child's room. This unit comes with two parking options: One underground, heated, titled parking space and an additional surface stall parking .Saddle Ridge is known for its family-friendly atmosphere, with plenty of parks nearby (Saddlestone Park and Taralake Park just steps away) and a variety of amenities, including the Genesis Centre, LRT, bus stops, schools, restaurants, shopping, and medical clinics. Plus, you'll enjoy easy access to Deerfoot and Stoney Trail for convenient commuting.Don't miss out on this incredible opportunity! Call your realtor today to schedule a viewing of this wonderful unit—your new home awaits!**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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





