



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:

**Finished Floor Area**  
 Abv Sqft: **668**  
 Low Sqft:  
 Ttl Sqft: **668**

**Stall, Underground**

DOM

**78**  
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

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`0" x 4`8"	Living Room	Main	15`4" x 11`1"
Kitchen	Main	9`2" x 7`11"	Laundry	Main	3`4" x 2`11"
Bedroom	Main	10`5" x 9`11"	Bedroom	Main	9`11" x 9`0"
4pc Bathroom	Main	7`8" x 4`11"			

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**





