



THE
A-TEAM

**RE/MAX
FIRST**

312 SADDLEBROOK Point, Calgary T3H 3C7

MLS®#: **A2174071**

Area: **Saddle Ridge**

Listing Date: **10/18/24**

List Price: **\$288,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **444**
Low Sqft:
Ttl Sqft: **444**

DOM

96
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home,Primary Downstairs,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 14`11"	Kitchen	Main	6`7" x 12`1"
Dining Room	Main	8`9" x 10`2"	Bedroom - Primary	Lower	8`5" x 11`10"
Bedroom	Lower	12`3" x 10`8"	4pc Bathroom	Lower	4`11" x 8`0"

Legal/Tax/Financial

Condo Fee: \$273	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1
----------------------------	--	-----------------------

Legal Desc: **1011899**

Remarks

Pub Rmks: **This cozy and well-kept townhouse offers a fantastic opportunity for those looking to own a home in a convenient location. Featuring 2 bedrooms below grade, this home provides a peaceful and private retreat. The main floor includes a spacious living room with laminate flooring, a dining area with a built-in wall unit, and a well-equipped kitchen with plenty of cabinetry. The home also includes a 4-piece bathroom, stacked laundry on the lower level, and a mix of laminate and carpet flooring for added comfort. Assigned parking is included, ensuring convenience right outside your door. With its proximity to transit, schools, and local amenities, this place is perfect and affordable for those seeking both comfort and practicality in the vibrant community Saddleridge.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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





