



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SADDLESTONE Way #204, Calgary T3J 0S2**

MLS®#: **A2179173**

Area: **Saddle Ridge**

Listing Date: **11/14/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **763**  
Low Sqft:  
Ttl Sqft: **763**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Courtyard,Other**

Construction:  
**Brick,Vinyl Siding,Wood Frame**

Flooring:  
**Carpet,Vinyl**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 2`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 7`4"</b>
<b>Den</b>	<b>Main</b>	<b>8`8" x 6`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`11" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`1"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$418

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1412599

Remarks

Pub Rmks: **Discover Unit 204 at 5 Saddlestone Way NE, a bright, updated 2-bed, 2-bath condo + den in the vibrant community of Saddle Ridge, in Calgary. This spacious, move-in-ready unit features two bedrooms, two full bathrooms, a versatile den, and a titled heated underground parking spot - ideal for first-time buyers or savvy investors. This home welcomes you with fresh paint and new carpet, highlighting a practical, open layout that maximizes every square foot. The kitchen stands out with quartz countertops, ample cabinetry, and modern appliances - ready for you to cook up your favorite meals. The primary bedroom offers a walk-through closet leading to a private four-piece ensuite, while the second bedroom has easy access to the second full bathroom. The den provides flexibility as an office, guest room, or extra storage space. Located minutes from Saddletown Station and surrounded by shopping, schools, parks, and the Genesis Centre, this condo combines convenience with a cultural community vibe. The Saddle Ridge area is a rental hot spot, giving this property excellent potential for investors looking to tap into a high-demand location. Don't miss out on this unique opportunity - book your viewing today!**

Inclusions: None  
Property Listed By: eXp Realty

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

















