



THE
A-TEAM

**RE/MAX
FIRST**

265 SADDLEBROOK Point, Calgary T3J0G2

MLS®#: **A2183980** Area: **Saddle Ridge** Listing Date: **12/19/24** List Price: **\$322,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **827 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM
2
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 11`9"	Kitchen	Main	9`6" x 10`9"
Dining Room	Main	9`5" x 8`10"	Entrance	Main	3`11" x 3`10"
Pantry	Main	3`8" x 1`5"	Bedroom	Second	9`6" x 11`10"
Bedroom - Primary	Second	9`6" x 11`10"	4pc Bathroom	Second	6`2" x 8`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$280

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 0715244

Remarks

Pub Rmks: **Well maintained Townhouse TOTAL OF 2 PARKING 1 Title & 1 Assigned , LOW CONFO FEES and ONE OF most affordable 2 STORY, bright open floor plan, freshly panted . Main floor has a brand new vinyl lamitated flooringing , kitchen has a stainless steel appliances , pantry and a large bright living room. Upstairs has 2 bedrooms, one full 4 pc bath, and unique master bedroom has a his and hers closet and for convenience a linen closet. Neutral colors throughout the house. Concrete pad patio at the back. Unfinish basenent waiting for your touch .Excellent location 10 minutes away from Saddletowne , LRT STATION , BUS , Shops, banks and the Genesis Center , restaurants shops , Tim Horton's, and various other shops and schools . Bus stop to the LRT runs right in front of these complex .**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









