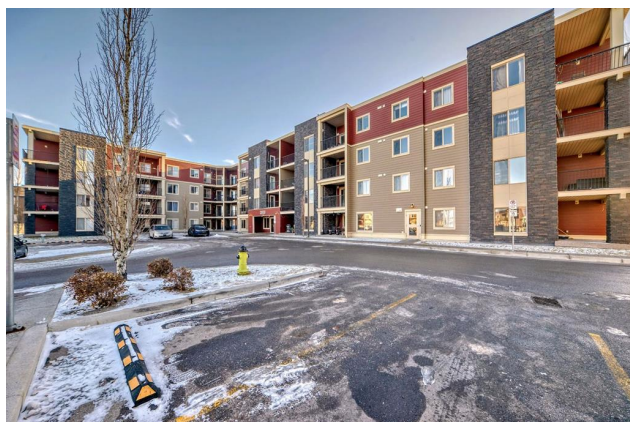


15 SADDLESTONE Way #308, Calgary T3J0S9

MLS® #: **A2184840** Area: **Saddle Ridge** Listing Date: **01/06/25** List Price: **\$276,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **583**
 Low Sqft:
 Ttl Sqft: **583**

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Membrane** Construction: **Wood Frame**
 Heating: **Baseboard,Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 4`1"	Kitchen	Main	9`11" x 9`2"
Dining Room	Main	11`3" x 7`6"	Dining Room	Main	11`3" x 10`0"
Den	Main	7`3" x 8`10"	4pc Bathroom	Main	8`9" x 7`4"
Laundry	Main	3`4" x 3`0"	Bedroom - Primary	Main	9`0" x 11`5"
Balcony	Main	14`9" x 4`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$331

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1412846

Remarks

Pub Rmks: **Low Condo Fees! Lowest Priced Unit in the Complex! Welcome to this Beautiful Open Concept 1 Bedroom + Den with Underground Titled Parking. Modern Open Concept Living Space Featuring loads of Upgrades including GRANITE countertops, TILE backsplash, STAINLESS STEEL Appliances, light fixtures & Laminate flooring. A Spacious living room, in-suite laundry with Washer & Dryer. This unit is a Great location and is within walking distance to SADDLE TOWN CTRAIN, GENESIS CENTRE AND YMCA. DON'T MISS OUT!!!**

Inclusions: n/a
Property Listed By: RE/MAX iRealty Innovations

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





