

**92 SADDLETREE Court #114, Calgary T3J0K9**

MLS®#: **A2185855**      Area: **Saddle Ridge**      Listing Date: **01/22/25**      List Price: **\$224,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 26-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **594**  
 Low Sqft:  
 Ttl Sqft: **594**

DOM

**73**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Mixed**  
 Flooring: **Carpet, Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`8" x 11`11"	4pc Bathroom	Main	6`11" x 5`1"
Den	Main	9`10" x 8`9"	Living Room	Main	13`11" x 17`10"
Kitchen	Main	12`3" x 8`10"			

Legal/Tax/Financial

Condo Fee: **\$524**      Title: **Fee Simple**      Zoning: **M - 1**  
 Fee Freq:

Legal Desc:

0811684

Monthly

Remarks

Pub Rmks:

**Spacious 1-Bedroom + Den with Door (Ideal as a Bedroom or Office) in the Highly Sought-After Saddleridge Community, Featuring a Breathtaking Water View from the Balcony. This well-designed condo offers TITLED underground heated parking, 24/7 security surveillance, and access control for added peace of mind. Enjoy the convenience of in-suite laundry and a prime location near schools, shopping, and transit—making it an excellent choice for both comfortable living and a smart investment opportunity. Condo fees cover everything except electricity! Don't miss out—book your showing today!**

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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







