



THE
A-TEAM

**RE/MAX
FIRST**

260 SADDLEBROOK Point, Calgary T3J 0G5

MLS®#: **A2186965**

Area: **Saddle Ridge**

Listing Date: **01/10/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **452**
Low Sqft:
Ttl Sqft: **452**

DOM

85
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Street Lighting**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

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

Room Information

Room	Level	Dimensions
Dining Room	Main	10`2" x 8`9"
Living Room	Main	13`3" x 15`0"
4pc Bathroom	Basement	8`0" x 5`0"
Laundry	Basement	3`5" x 3`3"
Storage	Basement	6`5" x 3`6"
Walk-In Closet	Basement	7`8" x 3`6"

Room	Level	Dimensions
Kitchen	Main	12`3" x 6`9"
Pantry	Main	2`2" x 1`11"
Bedroom	Basement	11`11" x 8`10"
Bedroom - Primary	Basement	12`8" x 10`10"
Furnace/Utility Room	Basement	5`9" x 3`2"

Legal/Tax/Financial

Condo Fee:
\$273

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0914577**

Remarks

Pub Rmks: **Welcome to this beautifully renovated townhouse nestled in the highly sought-after community of Saddle Ridge! Perfectly suited for first-time homebuyers or investors, this home is boasting over 900 sq. ft of total living space and offers an inviting space with fresh paint, new vinyl flooring, and brand-new kitchen cabinets throughout. Step into the bright and open main floor, where you'll find a spacious living room, a dining area, and a stunning kitchen featuring high-gloss cabinets and quartz countertops. The fully finished basement adds versatility, complete with two bedrooms and a 4-piece bathroom. Conveniently located close to schools, bus stops, and just minutes away from shopping plazas, major highways, CrossIron Mills, YYC Airport, and more, this home truly has it all. Don't miss the opportunity—book your showing today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX House of Real Estate

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





