



THE
A-TEAM

**RE/MAX
FIRST**

92 SADDLETREE Court #301, Calgary T3J0K9

MLS®#: **A2187173** Area: **Saddle Ridge** Listing Date: **01/13/25** List Price: **\$289,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **761**
 Low Sqft:
 Ttl Sqft: **761**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 11`7"	Dining Room	Main	12`0" x 6`3"
Bedroom	Main	10`4" x 11`2"	Bedroom - Primary	Main	17`9" x 14`9"
4pc Bathroom	Main	9`7" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$674** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Bi-Monthly

Legal Desc: 0811684

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, JANUARY, 18TH, 2025 FROM 1:00 PM TO 3:30 PM. Welcome to Raven Ridge Garden in the heart of Saddleridge community. This top unit offers two beds and one bath open concept with in suite laundry room. The open floor plan showcases a spacious living room with large windows that flood the space with lots of natural light. This beautifully designed unit also features a private balcony, perfect for outdoor relaxation. The community hub offers a wide range of amenities, including local convenient ethnic shopping, parks, school, and LRT. Nearby services include Superstore, Costco, and Cross-Iron Mills Mall and airport.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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





