

**15 SADDLESTONE Way #114, Calgary T3J 0S3**

MLS® #: **A2188744**      Area: **Saddle Ridge**      Listing Date: **01/19/25**      List Price: **\$300,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Additional Parking,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **681**  
 Low Sqft:  
 Ttl Sqft: **681**

DOM

**3**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **1.0 ( 1 0 )**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`3" x 11`10"	Living Room	Main	13`9" x 11`9"
Living Room	Main	13`8" x 6`9"	Balcony	Main	8`11" x 8`0"
Kitchen	Main	8`2" x 8`8"	Laundry	Main	3`5" x 3`0"
Bedroom	Main	8`10" x 9`11"	Pantry	Main	2`1" x 2`2"
Entrance	Main	3`11" x 3`11"	4pc Bathroom	Main	4`11" x 7`5"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$390

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1412846

Remarks

Pub Rmks: **Excellent location! Walking distance to all amenities. This well designed and renovated two-bedroom, laundry room, and one-bathroom unit located on the main floor of this building with 2 TITLED UNDERGROUND HEATED PARKING, 1 TITLED HUGE STORAGE, Unit has its own exterior entry. Large living area with plenty of natural light and private concrete patio, the kitchen features quartz counter tops with breakfast bar, plenty of cabinets and stainless-steel appliances. The adjacent dining area and living room has large windows, flood the room with natural sunlight. The primary bedroom is spacious and features a full-length mirror wardrobe. The 2nd bedroom, 4-piece bathroom and convenient in-suite laundry room complete the interior of this home. A quick step outside the living room is the patio - for BBQs and relaxation. This unit includes 2-Titled parking (#162/#163) located in the secured underground heated parking, there is plenty of visitor parking available in the area. Close to Schools, Bus stops, LRT station, Genesis Centre, Public Library, Shopping, and easy access to major roadways. Easy to show.**

Inclusions: N/A  
Property Listed By: Royal LePage METRO

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













