



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 SADDLETREE Court, Calgary T3J5L1**

MLS®#: **A2188786**

Area: **Saddle Ridge**

Listing Date: **01/20/25**

List Price: **\$419,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,387**  
Low Sqft:  
Ttl Sqft: **1,387**

DOM

**2**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

**See Remarks**

Lot Feat:

Park Feat:

**Driveway,Garage Faces Front,See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 3`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`2" x 12`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`11" x 8`5"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 13`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>140`0" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`11" x 10`3"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$365

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0511292

Remarks

Pub Rmks: **Welcome to this well maintained 3 bedroom, 2.5 bathroom corner-unit townhouse, offering a perfect blend of comfort and convenience. The main floor features a spacious kitchen, a 2-pc bathroom, and a generously sized living area that leads to a concrete deck with easy access to the backyard. Upstairs, you'll find a primary bedroom along with two additional generously sized bedrooms and a full bathroom. The partially finished basement provides extra livable space, perfect for a variety of uses. The single attached garage adds convenience and additional storage options. This home is conveniently located just a short walk to Peter Lougheed School, close to bus stops and the LRT station, shopping, and offers easy access to major roads.**

Inclusions: **None**  
Property Listed By: **Creekside Realty**

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













