



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 SADDLESTONE Drive #201, Calgary T3J 0W4**

MLS® #: **A2193020**      Area: **Saddle Ridge**      Listing Date: **02/07/25**      List Price: **\$412,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$8k, 02-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,360**  
 Low Sqft:  
 Ttl Sqft: **1,360**

DOM

**65**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**

Parking

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other, Playground**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`8" x 8`10"	2pc Bathroom	Second	7`5" x 3`1"
Dining Room	Second	13`0" x 6`7"	Kitchen	Second	13`0" x 9`8"
4pc Ensuite bath	Third	11`0" x 8`4"	4pc Bathroom	Third	5`0" x 8`0"
Bedroom	Third	9`11" x 10`9"	Bedroom - Primary	Second	11`4" x 13`10"
Walk-In Closet	Third	7`7" x 7`0"			

Legal/Tax/Financial

Condo Fee:  
**\$401**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-2M**

Legal Desc: **1810250**

Remarks

Pub Rmks: **BEAUTIFUL 3 STOREY TOWNHOUSE IN GREAT LOCATION OF SADDLERIDGE NE, CORNER UNIT WITH AN ATTACHED GARAGE , 1360 SQ. FT , THE MAIN ENTRANCE HAS SPACIOUS FOYER WHICH OFFERS CONVENIENT ACCESS TO OVERSIZED SINGLE ATTACHED GARAGE, UPPER LEVEL FEATURES A VERY SPACIOUS LIVING ROOM AND DINING ROOM, 2 PCE BATH, VERY NICE KITCHEN WITH ISLAND, HIGH CEILINGS, THE UPPER FLOOR FEATURES 2 SPACIOUS BEDROOMS, MASTER BEDROOM WITH ENSUITE, ANOTHER FULL BATH AND LAUNDRY ROOM ON THIS LEVEL, THIS TOWN HOME SHOWS VERY WELL. VERY OPEN AND SPACIOUS LAY OUT. VERY CLOSE TO ALL AMENITIES LIKE SHOPPING, SCHOOLS, LRT, GENESIS CENTRE ETC. VACANT FOR IMMEDIATE POSSESSION.**

Inclusions:  
Property Listed By: **N/A**  
**MaxWell Capital Realty**

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















