



THE
A-TEAM

**RE/MAX
FIRST**

15 SADDLESTONE Way #417, Calgary T3J 0S3

MLS® #: **A2196653**

Area: **Saddle Ridge**

Listing Date: **02/25/25**

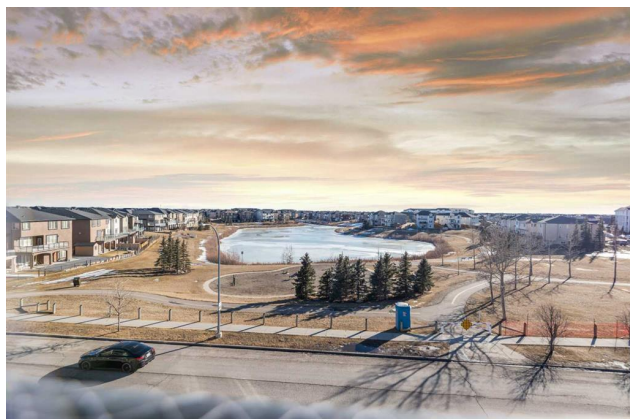
List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **765**
Low Sqft:
Ttl Sqft: **765**

DOM

0
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Insulated,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Playground**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`3" x 9`11"	4pc Ensuite bath	Main	
Kitchen	Main	7`9" x 8`5"	Living Room	Main	18`10" x 13`5"
Bedroom	Main	10`1" x 8`10"	4pc Bathroom	Main	
Den	Main	6`7" x 8`8"			

Legal/Tax/Financial

Condo Fee:
\$425

Title:
Fee Simple

Zoning:
M-2

Legal Desc: 1412846

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this Top floor unit with an awesome view of the lake and the green space. There are only a few units in this building that enjoy this view. It is a 2 bedroom + 2 Bath + den, Granite countertops, Stainless steel appliance package, well maintained property. The back of the unit is South facing and that makes it sunny and bright all day. It comes with a Titled Underground Heated parking and a storage locker for all your extra stuff. There is ample visitor parking in front of the main entrance. Walking distance to grocery stores, Coffee shops, Restaurants and all other daily needs shops are a stone throw away from this building. Walking distance to the Bus stop and only 5 min drive to the Saddle Ridge LRT station.**

Inclusions: NA
Property Listed By: RE/MAX Complete Realty

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

