



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SADDLESTONE Way #204, Calgary T3J0S2**

MLS® #: **A2197594**

Area: **Saddle Ridge**

Listing Date: **02/27/25**

List Price: **\$307,000**

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:

Finished Floor Area

Abv Sqft: **758**  
Low Sqft:  
Ttl Sqft: **758**

DOM

**1**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee: <b>\$418</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-2</b>	
Legal Desc:	<b>1412599</b>	Remarks			

Pub Rmks:

**Bright & Spacious 2-Bed + Den Condo in Saddle Ridge! Welcome to Unit 204 at 5 Saddlestone Way NE, a beautifully updated 2-bedroom, 2-bathroom condo + den in Calgary's vibrant Saddle Ridge community. Perfect for first-time buyers or investors, this move-in-ready home features fresh paint, new carpet, and a functional open layout designed for modern living. The stylish kitchen boasts quartz countertops, ample cabinetry, and modern appliances, perfect for home-cooked meals. The primary bedroom offers a walk-through closet and private 4-piece ensuite, while the second bedroom is conveniently located near the second full bath. Need extra space? The den can be used as a home office, guest room, or additional storage. Enjoy the comfort of titled heated underground parking, plus an unbeatable location minutes from Saddletown Station, shopping, schools, parks, and the Genesis Centre. With Saddle Ridge's high rental demand, this property also presents a fantastic investment opportunity. Don't miss out - schedule your viewing today!**

Inclusions:

**none**

Property Listed By:

**Real Broker**

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









