



THE A-TEAM

RE/MAX FIRST

338 SADDLEBROOK Point, Calgary T3J 0G4

MLS@#: A2199955 Area: Saddle Ridge Listing: 03/06/25 List Price: \$294,900
Status: Active County: Calgary Change: -\$5k, 25-Mar Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2009

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat: Other
Park Feat: Stall

Finished Floor Area
Abv Sqft: 983
Low Sqft:
Ttl Sqft: 983

DOM

30
Layout
Beds: 2 (2 )
Baths: 1.0 (1 0)
Style: Townhouse-Stacked

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Int Feat: See Remarks, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Kitchen, Bedroom, etc.

Legal/Tax/Financial

Condo Fee:  
**\$273**

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

Zoning:  
**M-1**

Legal Desc: **0913688**

Remarks

Pub Rmks: **\*\*OPEN HOUSE 23 MARCH SUNDAY 1-3 PM\*\* PERFECT FOR INVESTORS OR FIRST TIME HOME BUYERS. Excellent CORNER UNIT townhouse in desirable Saddleridge! Great condition! BRIGHT, OPEN& SPACIOUS single level living with VERY LOW condo fees! CLOSE to parks, shops, Genesis Centre & YMCA, plus Saddleridge LRT station! 15'x4'balcony overlooks a TREED GREENSPACE between buildings. LARGE windows on both sides of unit for maximum NATURAL LIGHT! Generous kitchen, LARGE CENTRAL ISLAND, plus a PANTRY. SUNNY west-facing dining area. A big living room w/ French door to the deck! 2 EXCELLENT bedrooms! Roomy 4PC main bath offers an easy maintenance tub/shower combo & tile surround. In-suite stacked laundry! ON-DEMAND hot water! Plenty of storage closets plus sizable under the stair storage area off the front entry. CONVENIENT parking stall immediately in front of the door!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Solutions**

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







