

221, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2213342



\$214,900

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 517 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Off Street, Outside, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|
| Heating: | Baseboard, Hot Water, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Elevator, Laminate Counters, No Smoking Home |

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|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 460 |
| LLD: | - |
| Zoning: | M-1 |
| Utilities: | - |

Inclusions: NONE

HOME SWEET HOME! AWESOME 1 BEDROOM IN A GREAT WELL LOCATED CONDO COMPLEX in the heart of Saddleridge. BACKS ONTO THE BEAUTIFUL SADDLERIDGE POND! This great end unit has a large bedroom, the kitchen has a breakfast bar with oak cabinets, living room and dining room. Has a large front balcony (10.6 x 5.6). Ideal for the first time home buyer or Investor or a small family. Close to the elevator and easy access to the front entry. Single outside stall (#60) Storage is rented (#21). Close to and walking distance to YMCA, GENESIS CENTRE, SADDLETOWN C-TRAIN STATION AND BUS, SHOPPING, RESTAURANTS, ELEMENTARY AND HIGH SCHOOLS, STONEY TRAIL, AND LESS THAN 10 MIN DRIVE TO THE CALGARY AIRPORT. THERE ARE WALKING AND BIKING PATHS AS WELL.