

**301, 92 Saddletree Court NE**  
**Calgary, Alberta**

**MLS # A2213702**



**\$249,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 674

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

This is a great start home or investment property opportunity. Property currently rented month to month for \$1750 include utilities and tenant looking for long term. This top unit offers two beds and one bath, and open concept with in suite laundry room. The open floor plan showcases a spacious living room with large windows that flood the space with lots of natural light. This beautifully designed unit also features a private balcony, perfect for outdoor relaxation. The community hub offers a wide range of amenities, including local convenient ethnic shopping, parks, school, and LRT. Nearby services include Superstore, Costco, and Cross-Iron Mills Mall and airport.