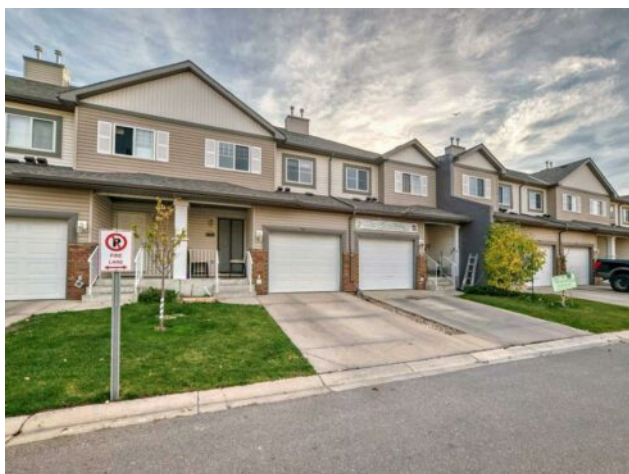


**56 Saddletree Court NE**  
**Calgary, Alberta**

**MLS # A2206794**



**\$435,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge           |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,357 sq.ft.           | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Separate Entrance, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 387

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

Welcome to this well-kept ready to move in townhouse with 3 bed, 2.5 bath and a WALKOUT BASEMENT. New QUARTZ COUNTERTOPS, FRESHLY PAINTED with lots of upgrades, front attached garage. Close to the train station, YMCA, playgrounds, Schools, Grocery stores etc. Book your showing today!!