



**GRASSROOTS**  
REALTY GROUP

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**221, 92 Saddletree Court NE**  
**Calgary, Alberta**

**MLS # A2213342**



**\$214,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 460
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**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.