



GRASSROOTS
REALTY GROUP

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301, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2213702



\$249,999

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

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.