



**GRASSROOTS**  
REALTY GROUP

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**88 Saddlestone Drive NE**  
**Calgary, Alberta**

**MLS # A2241472**



**\$3,179,200**

|                  |                         |               |                  |
|------------------|-------------------------|---------------|------------------|
| <b>Division:</b> | Saddle Ridge            |               |                  |
| <b>Type:</b>     | Commercial/Multi Family |               |                  |
| <b>Style:</b>    | -                       |               |                  |
| <b>Size:</b>     | 13,171 sq.ft.           | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                |
| <b>Garage:</b>   | -                       |               |                  |
| <b>Lot Size:</b> | -                       |               |                  |
| <b>Lot Feat:</b> | -                       |               |                  |

|                    |            |                   |      |
|--------------------|------------|-------------------|------|
| <b>Heating:</b>    | Forced Air | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | -          | <b>Water:</b>     | -    |
| <b>Roof:</b>       | -          | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | -          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | -          | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | -          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | -          |                   |      |

**Inclusions:** In Each Unit: Dishwasher, Stove, Range Hood, Refrigerator, Washer, Dryer, Garage Controls,

100% Tenant Occupied | 8 Plex | Townhomes | Single Attached Garages & Full Driveway | 3-Storey | 2016 Built | Well Maintained | Incredible Location | Close to All Amenities. Investor's dream in the heart of NE Calgary! This fully rented 8-unit townhome complex on Saddlestone Drive offers immediate cash flow and long-term security. Built in 2016 and meticulously maintained, each of the 3-storey units features: Single attached garage + full driveway, In-unit laundry, Top-of-the-line finishes throughout, Spacious, modern layouts. Located in a vibrant, growing community close to schools, shopping, transit, and parks. With 100% tenant occupancy and strong rental history, this property is a rare opportunity for hands-off, turnkey income in one of Calgary's most desirable rental corridors. Property addresses included in this 8 plex are 88 Saddlestone Drive NE, 90 Saddlestone Drive NE, 92 Saddlestone Drive NE, 94 Saddlestone Drive NE, 701-70 Saddlestone Drive NE, 702-70 Saddlestone Drive NE, 703-70 Saddlestone Drive NE, 704-70 Saddlestone Drive NE.