



GRASSROOTS
REALTY GROUP

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501 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2253070



\$335,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	952 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 286

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Discover a beautiful and well-maintained townhome in the heart of Saddle Ridge, a sought-after community in Calgary's North East. This corner unit offers a spacious and functional floor plan that is perfect for comfortable family living. The main floor features a well-laid-out kitchen with a bright eating area, while the adjacent living room is an inviting space filled with natural light. Step out from the living room to a private rear patio—a perfect retreat for enjoying a morning coffee or tending to your favorite plants. Upstairs, you'll find two generous bedrooms, including a primary suite with convenient his and hers closets. The unfinished basement provides a large, open canvas for your creative ideas, ready to be transformed into the space you've always wanted. This home is situated in a fantastic location, offering easy access to schools, shopping, and an abundance of green spaces. Just steps away from bus transportation. With numerous parks and walking paths nearby, you're just steps away from morning runs and peaceful strolls with your pet. This is more than just a home; it's a chance to embrace a community-focused lifestyle.