



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

204, 5 Saddlestone Way NE
Calgary, Alberta

MLS # A2254233



\$269,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Bright & Spacious 2-Bed + Den Condo in Saddle Ridge! Welcome to Unit 204 at 5 Saddlestone Way NE, a beautifully updated 2-bedroom, 2-bathroom condo + den in Calgary's vibrant Saddle Ridge community. Perfect for first-time buyers or investors, this move-in-ready home features fresh paint, new carpet, and a functional open layout designed for modern living. The stylish kitchen boasts quartz countertops, ample cabinetry, and modern appliances, perfect for home-cooked meals. The primary bedroom offers a walk-through closet and private 4-piece ensuite, while the second bedroom is conveniently located near the second full bath. Need extra space? The den can be used as a home office, guest room, or additional storage. Enjoy the comfort of titled heated underground parking, plus an unbeatable location minutes from Saddletown Station, shopping, schools, parks, and the Genesis Centre. With Saddle Ridge's high rental demand, this property also presents a fantastic investment opportunity. Don't miss out – schedule your viewing today!