



GRASSROOTS
REALTY GROUP

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**316, 5 Saddlestone Way NE
Calgary, Alberta**

MLS # A2254654



\$280,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Bright and beautiful 2 Bed, 2 Bath condo in the heart of Saddleridge NE. Why rent when you can own for less? This well-maintained, spotless building offers a unit with many upgrades: GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, and FRESH PAINT. The south-facing, second-floor layout fills the open-concept living, dining, and kitchen area with natural light. The upgraded kitchen features quartz countertops, ample cabinetry, stainless steel appliances, and an island that doubles as a breakfast nook or dining space. Step out to a spacious patio with pond views, perfect for summer BBQs and entertaining. Enjoy IN-SUITE LAUNDRY, storage, and an UNDERGROUND TITLED HEADED GARAGE. Walk to restaurants, groceries, schools, parks, playgrounds, and transit. Ideal for small families or as an investment property. Book your private showing with your favourite Realtor today!