



GRASSROOTS
REALTY GROUP

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244 Saddlebrook Point NE
Calgary, Alberta

MLS # A2275344



\$259,900

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	Bungalow		
Size:	445 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Why rent? This great end unit townhouse has almost 900 sq ft with 2 bedrooms and 1.5 baths. The bedrooms are in the lower level. Spacious kitchen with dark wood cabinets, tiled backsplash & lots of counter space plus a pantry. The main floor also has a dining area, halfbath and living room with access to the back deck. The lower level has 2 bedrooms, a 4 piece bathroom plus storage. \$10K in upgrades including kitchen cabinets/back splash, carpet & underlay, built in speakers living room, dining room, kitchen & both bedrooms. Other features include instant hot water system & infra red in-home wiring system and Canbridge audio system included. Great first home or investment property.