



103, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2283161



\$239,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Titled		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: NA

OPEN HOUSE SATURDAY, MARCH 21 FROM 10-12 and SUNDAY, MARCH 22 FROM 11-1. Step into this bright and freshly painted 2 bedroom, 2 bathroom home in the heart of Saddle Ridge—an ideal blend of comfort, convenience, and community living. Maintained by its original owner, this unit offers exceptional value for anyone looking for a move in ready home. The open layout features a welcoming living area, a functional kitchen with plenty of storage, and spacious bedrooms perfect for roommates, guests, or a quiet home office. The primary bedroom includes its own ensuite, while the second full bathroom adds everyday convenience. Located in a vibrant, well connected neighbourhood, this home puts you close to everything. You’re just 20 minutes from downtown and just over 10 minutes from the Calgary International Airport, making commuting and travel remarkably easy. The area is rich with amenities, including Saddletowne Circle, where you’ll find grocery stores, restaurants, banking, medical services, and the Genesis Centre, a major hub for recreation, fitness, and community programs. Transit access is excellent with the Saddletowne LRT Station only minutes away, offering a direct link across the city. Nearby parks, walking paths, and schools add to the appeal, creating a well rounded lifestyle for residents of all ages. Whether you’re a first time buyer, downsizing, or looking for a smart investment, this thoughtfully cared for home delivers comfort, accessibility, and a welcoming community atmosphere.