



204, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2288330



\$234,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 580 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|---------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 528 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Vinyl Windows | | |
| Inclusions: | N/A | | |

Modern, effortless, and move-in ready. Step into stylish simplicity with this beautifully refreshed 1-bedroom, 1 bathroom, + den retreat nestled in the lively community of Saddle Ridge, one of Calgary's most convenient and fast-growing neighbourhoods. Designed for modern living, this 588 sq ft gem feels bright, open, and effortlessly inviting from the moment you walk in. Sunlight spills across brand-new luxury vinyl plank floors, while fresh designer tones and updated lighting create a warm, contemporary ambiance that instantly feels like home. Picture yourself preparing the perfect meal in the sleek, upgraded kitchen, where quartz countertops, sparkling stainless steel appliances, and ample cabinetry set the stage for everything from quick breakfasts to cozy dinner nights in. The living area flows naturally to your private balcony; a peaceful perch for morning coffee, evening unwinding, or simply soaking in the quiet views after a long day. Your primary bedroom offers comfort and calm, while the versatile den adapts to your lifestyle: home office, reading nook, fitness corner, or guest space. A refreshed 4-piece bath, in-suite laundry with brand new machines, and a titled heated underground parking stall bring everyday ease and year-round comfort. All of this is set within a secure, well-managed building that adds confidence to your investment and pride to your ownership. With shops, transit, parks, schools, and major routes just minutes away, this condo isn't just a place to live, it's a home.