



**316, 15 Saddlestone Way NE
Calgary, Alberta**

MLS # A2295452



\$242,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Hardwood

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Granite Counters, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 440

LLD: -

Zoning: M-2

Utilities: -

Inclusions: None

Amazing Investment Opportunity in Saddle Ridge! Welcome to this charming apartment in the Lakeview complex, nestled in the desirable neighborhood of Saddle Ridge. This unit offers an incredible opportunity for first-time buyers or savvy investors looking for cashflow properties. Step inside to discover an inviting open-concept living area, perfect for modern living. The kitchen is a standout, featuring ample cabinet and counter space, granite countertops, and stainless steel appliances. Just off the spacious living room, you'll find a covered balcony, ideal for enjoying your morning coffee or evening relaxation. This unit boasts two generous-sized bedrooms, with the primary bedroom offering its own ensuite for added convenience. In addition to a full bathroom, there's a large laundry room with plenty of extra storage space. Recent updates to the building include newly replaced carpets in the common areas and hallways, enhancing the overall appeal and upkeep of the complex. Conveniently located just a 4-minute drive from Saddletown Station, this home ensures easy access to transit. Plus, with amenities just a couple of minutes away.