



**412, 5 Saddlestone Way NE
Calgary, Alberta**

MLS # A2299903



\$335,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, Open Floorplan		

Inclusions: microwave on counter

IMMACULATE TOP-FLOOR LIVING WITH NEW UPGRADES! Discover incredible value in this freshly updated 2-bedroom condo, featuring BRAND-NEW CARPET and FRESH PAINT throughout. Perfectly positioned for investors seeking a turnkey rental or buyers wanting a pristine, move-in-ready home, this unit offers the rare "new home" feel with the benefit of LOW CONDO FEES. Featuring brand-new, never-used carpet, nearly 700 sq.ft. of open-concept space with a peaceful PARK/POND VIEW from your south facing patio, a setting you'll appreciate every day. The open-concept kitchen shines with stunning stone countertops and dark rich cabinetry. The additional large counter with space for stools, makes it the perfect spot for everyday use, casual meals or hosting family and friends. The kitchen flows into the bright main living area providing a peaceful place to relax after a long day. The dining area is the perfect place to gather with family and friends for meals and special occasions. Enjoy the convenience of in-suite laundry, and a layout that maximizes every square foot. The primary bedroom offers plenty of room to unwind and includes a large closet, while the second bedroom is also nicely sized and features its own closet. A 4-piece bathroom completes the layout with stylish stone counters. Step outside to your balcony, ideal for BBQs, fresh air, and quiet moments outdoors. Other notable features include IMMEDIATE POSSESSION AVAILABILITY, low condo fees, and a conveniently located parking stall close to the main entrance. The elevator is also conveniently located close to your unit for easy access in and out. Located steps from the Saddlestone C-Train, Genesis Centre, and local dining, this home offers an unbeatable lifestyle or investment opportunity. Note: Some Photo's are virtually staged in listing. This Condo offers

excellent value for first-time buyers, professionals, downsizers, or anyone looking for a reliable investment opportunity. Schedule your showing today and come see everything this property has waiting for you!