



138 Saddlebrook Point NE
Calgary, Alberta

MLS # A2304464



\$309,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	965 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Paved, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: N/a

Welcome to this impressive townhouse in Saddle Ridge with parking spot in front of the house. Enjoy a fantastic floor plan with a total of 2 bedrooms, 1 bathrooms and a perfect opportunity for first-time homebuyers, investors, or anyone seeking comfort and convenience. The gourmet kitchen has many cabinets space and all the necessary appliances. This bright and inviting home features a spacious main floor living room with large picture windows and patio door that flood the space with natural sunlight, creating a warm and welcoming atmosphere. The spacious living area flows effortlessly to a private concrete patio, making it the perfect place to relax, entertain friends, or enjoy peaceful summer evenings outdoors. Upstairs, comfort continues with two spacious bedrooms and a full bathroom. The primary bedroom offers a large sun-filled window and a roomy double-door closet, creating a calm and relaxing retreat. The second bedroom is equally impressive, featuring good size closets and bright natural light, making it perfect for family, guests, or a home office. A full bathroom and additional storage space complete this level. Conveniently located close to public transportation, schools, shopping and parks. Tenanted with lease ends July 31 2026. Wonderful opportunity. Book your private showing today!