



**203, 5 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2132861**



**\$324,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** -

This amazing apartment with Two Beds, Two Full Baths (one ensuite), an open concept Kitchen with Huge Dining and Living Room, Sunny Balcony, positioned in a Prime Location at the beautiful lively community Saddleridge. Newer Stove, Over the Range Microwave, Dishwasher, Fridge, Separate Laundry room with Washer and Dryer. Additional features of this great unit include 1 Heated Underground titled Parking Space and Bicycle Storage. There are 3 gates available in this building, surprisingly 1 Gate besides this unit directly goes to main road where 3 Bus Stops available, Lake with Park Gym (outdoor gym equipments), 4 Children Parks, Shopping Malls, Grocery Stores, Dining, Walking Clinic, School, Daycare, Gas Station, Circle K and Tim Horton. A short walk to the C-Train Station, Shoppers Drug Mart, Dental Clinic, Police Station and Chalo Freshco. Genesis centre (Public library, swimming pool, Soccer centre, leisure centre, and more), TD Bank and Fritou are also 3 mins drive away. This property likely won't last long, also offers great opportunities for investors as this condo rent very quickly.