



GRASSROOTS
REALTY GROUP

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**109, 15 Saddlestone Way NE
Calgary, Alberta**

MLS # A2147574



\$304,999

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	709 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: NA

Welcome to the community of Saddleridge! This spacious main floor unit offers a wide-open floor plan featuring a large living room, beautiful two bedrooms, 1 full bath with a nice balcony on the main level and direct access to 80th avenue. There is a beautiful kitchen with granite counter tops, a washer- dryer in the unit and an underground titled parking. This fabulous location is walkable distance to the Saddletowne LRT and Genesis Centre/ YMCA. Furthermore, it is super close to shopping stores, grocery stores, restaurants and walking paths. The Calgary transit routes of: 60, 61 and 159 are a few short steps from this unit. This unit is vacant and available for quick possession!! *Nice lay out, great opportunity to own property in Saddleridge.*