



**216, 5 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2150303**



**\$325,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	770 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>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome Home! Beautiful 2 Bed + 2 Bath condo in the heart of SADDLERIDGE NE. Why rent when you can own for less. The building is very well maintained and very clean. Many upgrades in this great condo such as granite counters, stainless steel appliances ,vinyl plank flooring and recently painted. Being on the 2nd floor, south facing unit, the Living-Dining-Kitchen area is bright with natural lights. Upgraded Kitchen offers Quartz countertops, lots of cupboards, Stainless Steel Appliances, an island which can also be used as breakfast nook and can replace the need to a dining table for a single person or a couple. Open concept floor plan leads out to a great patio area with views of pond across street, perfect for summer BBQ's and entertaining. The unit also hosts in suite laundry and storage. Did I mention that it comes with an underground titled and heated parking stall? Restaurants, groceries, schools, parks, playgrounds, transit are within footsteps. This condo makes for a perfect home for a small family or a rental property. Call to book your private showings today!