



**204, 5 Saddlestone Way NE**  
**Calgary, Alberta**

**MLS # A2179173**



**\$319,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<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>	Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Discover Unit 204 at 5 Saddlestone Way NE, a bright, updated 2-bed, 2-bath condo + den in the vibrant community of Saddle Ridge, in Calgary. This spacious, move-in-ready unit features two bedrooms, two full bathrooms, a versatile den, and a titled heated underground parking spot &ndash; ideal for first-time buyers or savvy investors. This home welcomes you with fresh paint and new carpet, highlighting a practical, open layout that maximizes every square foot. The kitchen stands out with quartz countertops, ample cabinetry, and modern appliances &ndash; ready for you to cook up your favorite meals. The primary bedroom offers a walk-through closet leading to a private four-piece ensuite, while the second bedroom has easy access to the second full bathroom. The den provides flexibility as an office, guest room, or extra storage space. Located minutes from Saddletown Station and surrounded by shopping, schools, parks, and the Genesis Centre, this condo combines convenience with a cultural community vibe. The Saddle Ridge area is a rental hot spot, giving this property excellent potential for investors looking to tap into a high-demand location. Don't miss out on this unique opportunity &ndash; book your viewing today!