



**114, 92 Saddletree Court NE  
Calgary, Alberta**

**MLS # A2185855**



**\$230,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M - 1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover this inviting main-floor condo in the sought-after community of Saddleridge, offering a blend of comfort, convenience, and serene views. This well-designed unit features 1 bedroom + den—ideal for a home office or guest space—along with a modern full bathroom. Step outside to your private balcony, where you'll enjoy tranquil views of a beautiful pond and surrounding walkways, perfect for peaceful morning coffees or evening relaxation. The unit also comes with the convenience of in-suite laundry and a TITLED underground parking stall to keep your vehicle secure and protected year-round. Located close to parks, schools, shopping, and public transit, this condo provides easy access to all your daily needs, making it a fantastic choice for first-time buyers, downsizers, or investors. Don't miss your chance to call this serene and conveniently located condo home! Condo Fee Covers Everything Except Electricity!!!