



**317, 92 Saddletree Court NE
Calgary, Alberta**

MLS # A2191274



\$234,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	588 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 524

LLD: -

Zoning: M-1

Utilities: -

Inclusions: Lighting Fixtures

Affordable Top-Floor Living! Step into homeownership or investment success with this inviting top-floor unit, perfectly tailored for first-time buyers, savvy investors, or anyone seeking an affordable living option in a fantastic location. Thoughtfully designed to maximize comfort and functionality, this unit features two bedrooms and one bathroom. The second bedroom offers flexibility as a home office, guest room, or creative space to suit your lifestyle. The open-concept design connects the kitchen, dining area, and living room, which leads to a private balcony, creating a practical and welcoming space for day-to-day living or entertaining. The quiet top-floor location ensures no noisy neighbors above, while updated laminate flooring in the living room and bedrooms add both style and durability. Enjoy the added benefit of a private balcony off the living room, the perfect spot for morning coffee or evening relaxation. A titled underground heated parking stall keeps your vehicle secure and warm year-round, and additional storage lockers are available for rent, giving you extra room for your belongings. This property is ideally located just minutes from shopping centers, schools, parks, and public transportation, offering ultimate convenience for residents or renters. Whether you are ready to take your first step into homeownership, looking to downsize, or looking to add a smart investment to your portfolio, this affordable top-floor unit is an opportunity that you don't want to miss. Schedule your viewing today and start building your future!