



**201, 15 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2191769**



**\$329,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2014 (11 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

**\*\*Amazing Investment Opportunity in Saddle Ridge!\*\*** Welcome to this delightful CORNER Unit Apartment with 2 BEDROOMS and 2 BATHROOMS with UNDERGROUND TITLED HEATED PARKING along with TITLED STORAGE in the Lakeview complex, situated in the neighborhood of Saddle Ridge. This unit presents an excellent opportunity for first-time buyers or investors for seeking cashflow properties. Step inside to find an inviting open-concept living area, perfect for modern living. The kitchen stands out with ample cabinet and counter space, granite countertops, and stainless steel appliances. Just off the spacious living room, you'll discover a covered balcony, ideal for enjoying your morning coffee or evening relaxation. This unit features two generously-sized bedrooms, with the primary bedroom offering its own ensuite for added convenience. In addition to a full bathroom, there's a large laundry room with plenty of extra storage space. Conveniently located just a 3-4 minutes drive from Saddletown Train Station, easy access to transit bus stops and amenities are just a couple of minutes away Like Genesis Centre, YMCA, Public Library, Gas Station, Freshco, and lots of stores other grocery store and restaurants.