



**405, 15 Saddlestone Way NE  
Calgary, Alberta**

**MLS # A2195268**



**\$315,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, On Street, Owned, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this **\*\*WELL KEPT AND MOVE-IN READY 2 BEDROOM + Den, 2 BATHROOM APARTMENT\*\*** in the heart of Saddleridge! Whether you're a first-time homebuyer, downsizing, or looking for a fantastic investment opportunity, this condo offers both comfort and convenience in a prime location. As you step inside, you'll be greeted by a **\*\*FUNCTIONAL AND MODERN KITCHEN\*\*** equipped with a **\*\*refrigerator, dishwasher, electric range, and a microwave hood fan\*\***. The kitchen flows seamlessly into the **\*\*SPACIOUS LIVING ROOM\*\***, which is bathed in natural light and leads to a **\*\*sunny balcony\*\***, perfect for enjoying your morning coffee or unwinding in the evening. This unit features **\*\*two generously sized bedrooms\*\***, including a **\*\*MASTER BEDROOM WITH WALK-IN CLOSET AND A PRIVATE ENSUITE\*\***. Additionally, there is a **\*\*dedicated office space\*\***, providing the perfect setup for remote work or study. For added convenience, the condo also comes with **\*\*in-unit laundry\*\***. The building is **\*\*SECURE AND WELL MANAGED\*\***, offering great amenities such as an **\*\*ELEVATOR AND HEATED UNDERGROUND PARKING\*\***—a huge bonus during Calgary's colder months! Location is everything, and this condo does not disappoint. It is **\*\*just steps away from grocery stores, restaurants, and a professional building\*\***, making everyday errands a breeze. Public transportation is incredibly accessible, with a **\*\*bus stop right outside\*\*** and a **\*\*quick drive or bus ride to Saddletowne Circle, Saddletowne LRT Station, and the Genesis Centre\*\***. Families will appreciate the proximity to **\*\*Nelson Mandela High School, as well as several elementary and middle schools\*\*** nearby. This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. Don't miss out—**\*\*book your**

viewing today!\*\* ??