



GRASSROOTS
REALTY GROUP

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**212, 92 Saddletree Court NE
Calgary, Alberta**

MLS # A2204873



\$305,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 712

LLD: -

Zoning: M-1

Utilities: -

Inclusions: NONE

SUNNY SUITE FACING SOUTH WITH VIEWS OF THE SADDLECREEK POND!! The home is over 800 sq ft, has 2 bedrooms, 2 -4pce baths, a walkin closet in the primary bedroom. In-suite laundry. Titled parking unit #29, separate storage unit #4. Close to Saddletown, shopping, schools, elementary, high school, bus, YMCA, GENESIS CENTRE, Stoney Trail, Deerfoot, McKnight, Airport and MORE!! Close to all amenities!!!