

116, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2178608



**\$269,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

UPDATED AND AFFORDABLE IN SADDLERIDGE | This terrifically maintained 1 BED + DEN, ground floor, CORNER unit in Saddleridge is suitable for first time buyers and investors alike! Recently refreshed with tasteful updates including new counters, subway tile backsplash, new sink, all brand new appliances, high end laminate floors and a brand new vanity in the bathroom. This open floor plan offers just over 600 sq ft of living space with fabulous natural light in every room and a large balcony with a small green space right out front. The primary bedroom is spacious enough for queen furniture and the den could be used for your work-from-home needs, extra storage, a nursery or smaller bedroom. Located within walking distance of the new amenity-rich complex of Savana for all your shopping and grocery needs. Directly behind the building is a peaceful pond and walking path to enjoy during the warm, sunny days. Move right in and enjoy all this home has to offer. Quick possession is available just in time for the holidays. Book your look and don't miss out on this affordable opportunity!