

338 Saddlebrook Point NE
Calgary, Alberta

MLS # A2199955



\$299,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	984 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 273

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

PERFECT FOR INVESTORS OR FIRST TIME HOME BUYERS. Excellent CORNER UNIT townhouse in desirable Saddleridge! Great condition! BRIGHT, OPEN & SPACIOUS single level living with VERY LOW condo fees! CLOSE to parks, shops, Genesis Centre & YMCA, plus Saddleridge LRT station! 15'x4'balcony overlooks a TREED GREENSPACE between buildings. LARGE windows on both sides of unit for maximum NATURAL LIGHT! Generous kitchen, LARGE CENTRAL ISLAND, plus a PANTRY. SUNNY west-facing dining area. A big living room w/ French door to the deck! 2 EXCELLENT bedrooms! Roomy 4PC main bath offers an easy maintenance tub/shower combo & tile surround. In-suite stacked laundry! ON-DEMAND hot water! Plenty of storage closets plus sizable under the stair storage area off the front entry. CONVENIENT parking stall immediately in front of the door!