

221, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2213342

**\$214,900**

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	517 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, No Smoking Home		

Inclusions: NONE

HOME SWEET HOME! AWESOME 1 BEDROOM IN A GREAT WELL LOCATED CONDO COMPLEX in the heart of Saddleridge. BACKS ONTO THE BEAUTIFUL SADDLERIDGE POND! This great end unit has a large bedroom, the kitchen has a breakfast bar with oak cabinets, living room and dining room. Has a large front balcony (10.6 x 5.6). Ideal for the first time home buyer or Investor or a small family. Close to the elevator and easy access to the front entry. Single outside stall (#60) Storage is rented (#21). Close to and walking distance to YMCA, GENESIS CENTRE, SADDLETOWN C-TRAIN STATION AND BUS, SHOPPING, RESTAURANTS, ELEMENTARY AND HIGH SCHOOLS, STONEY TRAIL, AND LESS THAN 10 MIN DRIVE TO THE CALGARY AIRPORT. THERE ARE WALKING AND BIKING PATHS AS WELL.