

318, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2218712

\$310,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Start fresh with this beautiful top-floor condo that combines comfort, convenience, and great value! With 2 bedrooms, 2 bathrooms, and 816 square feet of space, this home is perfect for small families, professionals. The bright and open living room is a great spot to relax and flows seamlessly into the spacious kitchen. The kitchen features plenty of cabinets, a large pantry, a Bosch dishwasher, and all the appliances you need for easy meal preparation. The updated laminate flooring adds a modern touch throughout. Step out onto the balcony to enjoy peaceful views and fresh air—a perfect spot to unwind. Both bedrooms are generously sized, offering flexibility to use one as a home office or guest room. The primary bedroom includes a walk-through closet, a private 4-piece bathroom, and a cozy corner for reading or relaxing. Additional features include heated underground parking, in-suite laundry with plenty of storage space, and easy access with an elevator and front ramp. Located in Saddleridge, this condo is close to everything you need—walking paths by the pond, the train station, bus stops, Genesis Centre for sports and activities, a police station, schools, shopping, and more. Don't miss the chance to see this fantastic condo—it might just be your perfect home!