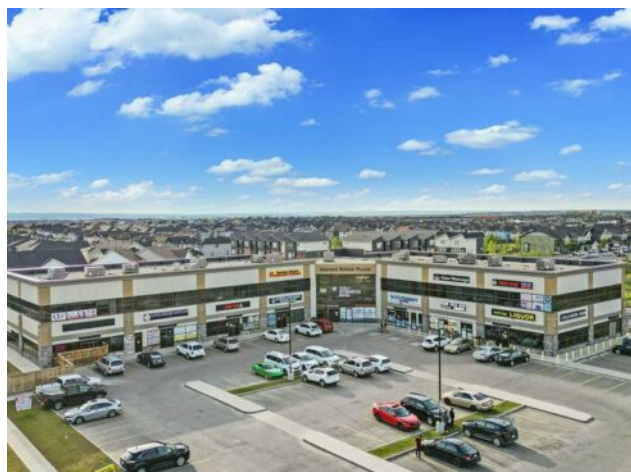


**220, 20 Saddlestone Drive NE  
Calgary, Alberta****MLS # A2218347****\$531,600****Division:** Saddle Ridge**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,329 sq.ft.**Zoning:** C-C1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Discover a bright and professional second-floor corner office space in the vibrant Saddleridge community. This fully built-out, turnkey unit offers 1,328 square feet of functional space, complete with large windows that flood the interior with natural light. Located in a well-maintained commercial complex, the office is ideal for a variety of professional or medical uses. Positioned on the top floor with access to common washrooms, this corner unit provides excellent visibility and a comfortable working environment. With convenient access to major roadways like Stoney Trail, this is a prime opportunity for businesses looking to establish or expand their presence in northeast Calgary.