

604, 70 Saddlestone Drive NE  
Calgary, Alberta

MLS # A2220110



# \$445,000

|           |                              |        |                  |
|-----------|------------------------------|--------|------------------|
| Division: | Saddle Ridge                 |        |                  |
| Type:     | Residential/Five Plus        |        |                  |
| Style:    | 3 (or more) Storey           |        |                  |
| Size:     | 1,570 sq.ft.                 | Age:   | 2016 (9 yrs old) |
| Beds:     | 3                            | Baths: | 2 full / 1 half  |
| Garage:   | Single Garage Attached       |        |                  |
| Lot Size: | -                            |        |                  |
| Lot Feat: | Backs on to Park/Green Space |        |                  |

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Forced Air                        | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank               | Sewer:     | -      |
| Roof:       | Asphalt                           | Condo Fee: | \$ 466 |
| Basement:   | None                              | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame          | Zoning:    | R-2M   |
| Foundation: | Poured Concrete                   | Utilities: | -      |
| Features:   | Open Floorplan, Walk-In Closet(s) |            |        |

Inclusions: None

3 Bed | 2.5 Bath Townhouse Condo in Saddle Ridge Welcome to this 3-bedroom, 2.5-bathroom townhouse condo nestled in the family-friendly community of Saddle Ridge! This is the perfect opportunity for first-time buyers, investors, or anyone looking to enjoy convenient urban living in a well-connected NE Calgary neighborhood. Spacious open-concept main floor with a bright living room, dining area, and functional kitchen. Primary bedroom with ensuite and generous closet space. Two additional bedrooms ideal for a growing family, home office, or guests. 2.5 bathrooms for added comfort and convenience. Upper floor laundry, ample storage, and assigned parking. Low maintenance living in a well-managed complex. Tandem garage offers ample space for two vehicles or the potential for developing the back half for a home office, home based business or 4th bedroom. High walk score & steps from schools, playgrounds, parks, and shopping and quick access to public transit including the LRT station This home offers exceptional value in one of Calgary's fastest-growing communities