

201, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2230197



**\$227,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 762 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                   |                   |         |
|--------------------|-----------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                            | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                 | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | \$ 672  |
| <b>Basement:</b>   | -                                                                                 | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                               | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | -                                                                                 | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |         |

**Inclusions:** n/a

Welcome to this well-maintained two-bedroom condo apartment in the vibrant and multicultural community of Saddle Ridge in Calgary. This bright and inviting unit features an open-concept layout with a raised island bar, perfect for casual dining and entertaining. Enjoy cooking in the kitchen with brand-new stainless steel appliances, plus the convenience of in-suite laundry with stacking washer and dryer. The sunny northwest-facing balcony offers the perfect spot to unwind at the end of the day. The condo boasts new luxury vinyl plank flooring throughout the main living areas, with cozy carpet in the bedrooms. A spacious four-piece bathroom completes the thoughtful layout. Located in a well-established and well-managed complex, the community of Saddle Ridge offers a rich array of amenities including schools, worship centers, community hubs, the YMCA, and quick access to the Saddletowne C-Train station. Enjoy convenient proximity to Stoney Trail, Deerfoot Trail, Calgary International Airport, downtown, and even weekend getaways to the Rocky Mountains. You'll also appreciate nearby bike paths, playgrounds, grocery stores, shopping, dining, and more—everything you need just moments from your door.