

## 244 Saddlebrook Point NE Calgary, Alberta

**MLS # A2275344**


# \$245,000

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge      |               |                   |
| <b>Type:</b>     | Residential/Other |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 445 sq.ft.        | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 2                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | -                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot        |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 290 |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks              |                   |        |

**Inclusions:** na

Why rent? This great end unit townhouse has almost 900 sq ft with 2 bedrooms and 1.5 baths. The bedrooms are in the lower level. Spacious kitchen with dark wood cabinets, tiled backsplash & lots of counter space plus a pantry. The main floor also has a dining area, halfbath and living room with access to the back deck. The lower level has 2 bedrooms, a 4 piece bathroom plus storage. \$10K in upgrades including kitchen cabinets/back splash, carpet & underlay, built in speakers living room, dining room, kitchen & both bedrooms. Other features include instant hot water system & infra red in-home wiring system and Canbridge audio system included. Great first home or investment property.