

**244 Saddlebrook Point NE
Calgary, Alberta**
MLS # A2275344

\$245,000
Division: Saddle Ridge

Type: Residential/Other

Style: Bungalow

Size: 445 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 2 **Baths:** 1 full / 1 half

Garage: Parking Pad

Lot Size: -

Lot Feat: Corner Lot

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 290

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: 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 lowerlevel. 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 Cambridge audio system included. Great first home or investment property.