

**203, 5 Saddlestoney Way NE  
Calgary, Alberta**

**MLS # A2279341**



**\$250,000**

**Division:** Saddle Ridge

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 769 sq.ft. **Age:** 2014 (12 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 440

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** M-2

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Whether you're looking for a great investment or your next home, this cozy 2-bedroom, 2-bathroom in Saddle Ridge is worth a look! The open-concept layout makes the space feel bright and welcoming, while the two generously sized bedrooms offer plenty of room to relax. The primary bedroom features a walk-in closet and a private en-suite&mdash;your own little retreat. This unit also comes with en-suite laundry (so convenient!) and a TITLED PARKING. Saddle Ridge is a fantastic place to live, with great schools, PARKS, LAKE, shopping, and amenities and TRANSIT nearby. It's also accessible to GENESIS center and Saddletown C-train station. Easy access to major roads. Ready to see it for yourself? Virtual tour available! Let's make this your new home. \*VIRTUAL TOUR AVAILABLE\*\*