16 Saddletree Court NE
Calgary, Alberta

MLS # A2211315

$419,000

Division:	Saddle Ridge
Type:	Residential/Four Plex
Style:	2 Storey
Size:	1,384 sq.ft.
Age:	2006 (19 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached
Lot Size:	0.04 Acre
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 387
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	M-1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	None

Introducing this amazing townhouse in Saddle Ridge, Calgary! This spacious two-story property features 3 bedrooms, 2.5 bathrooms, and a single attached garage with driveway. It’s conveniently located near a public school, transit options, and shopping, just a short walk from an LRT station. The main floor boasts an open layout with a living room, dining space, kitchen, and a half bath. Upstairs, you'll discover three sizable bedrooms, including a master suite with an ensuite bathroom and his-and-her closets. The unfinished basement offers the potential for an extra bedroom or entertainment area. This well-kept home with all NEW FLOORING and NEW COVER BLINDS throughout making it a great option for those seeking a clean and spacious living environment. You’ll have very close access to a variety of shoppings, 5 major banks, Chalo Freshco, All schools, Genesis centre, shoppers drug mart, Coffee shops, gas station dining, and recreational options. Schedule your showing today and make this your home