



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

117, 15 Saddlestone Way NE
Calgary, Alberta

MLS # A2257585



\$314,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to this spacious main/ground level end unit that offers 2 BEDROOMS, 2 BATHROOMS, A den and a parking stall on ground level, located in desirable community of Saddle Ridge! This home has total 769.32 sq ft of living space and a large living room that opens onto a private patio that's perfect for morning coffee or evening relaxation. It's just steps from the bus stop and a short walk to the shopping plaza with grocery stores, restaurants, banks, and professional services. Enjoy easy access to Saddletown C-Train, Genesis Centre, GYM, Library, Pathways, Parks and playgrounds, schools, and daycares. This home is ideal for first-time buyers, down sizers, or investors looking for a low-maintenance lifestyle in a well-connected community. Don't miss your chance to make this fantastic condo yours, book your private showing today!