



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

203, 5 Saddlestone Way NE  
Calgary, Alberta

MLS # A2251401



**\$264,999**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| 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:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                      |            |        |
|-------------|----------------------|------------|--------|
| Heating:    | Baseboard            | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile | Sewer:     | -      |
| Roof:       | -                    | Condo Fee: | \$ 430 |
| Basement:   | -                    | LLD:       | -      |
| Exterior:   | Concrete, Wood Frame | Zoning:    | M-2    |
| Foundation: | -                    | Utilities: | -      |
| Features:   | Kitchen Island       |            |        |

Inclusions: None

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—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\*\*