



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

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102, 15 Saddlestone Way NE  
Calgary, Alberta

MLS # A2254823



**\$329,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Saddle Ridge                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 887 sq.ft.                          | Age:   | 2014 (11 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Heated Garage, Secured, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                                            |            |        |
|-------------|------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Boiler                                          | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                             | Sewer:     | -      |
| Roof:       | -                                                          | Condo Fee: | \$ 481 |
| Basement:   | -                                                          | LLD:       | -      |
| Exterior:   | Concrete                                                   | Zoning:    | M-2    |
| Foundation: | -                                                          | Utilities: | -      |
| Features:   | Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows |            |        |

|             |                  |
|-------------|------------------|
| Inclusions: | Window Coverings |
|-------------|------------------|

Welcome to this bright and spacious 2 BEDROOM, 2 BATHROOM END UNIT APARTMENT with an underground parking stall, located in the heart of the vibrant community of Saddleridge! This home is thoughtfully designed with a modern kitchen featuring sleek appliances, a roomy office/den, and a large living room that opens onto a private patio &mdash; perfect for morning coffee or evening relaxation. The PRIMARY BEDROOM OFFERS A WALK-IN CLOSET AND A FULL ENSUITE, while the second bedroom and full bath provide plenty of space for family, guests, or a roommate. The location is unbeatable &mdash; 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 the SADDLETOWNE LRT STATION, GENESIS CENTRE, YMCA, CALGARY PUBLIC LIBRARY AND SADDLETOWNE CIRCLE SHOPPING COMPLEX. Outdoor lovers will appreciate being close to the COMMUNITY LAKE, WALKING ABIKING PATHWAYS, PARKS AND PLAYGROUNDS. Families will love the proximity to SCHOOLS, DAYCARES, AND PLACES OF WORSHIP, while commuters will value the quick drive to STONEY TRAIL AND METIS TRAIL. This home is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance lifestyle in a well-connected community. Don't miss your chance to make this fantastic condo yours!