

419 Saddlemont Boulevard NE
Calgary, Alberta

MLS # A2163307



\$250,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	891 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this stunning two-story, one-bedroom townhome that redefines modern living! Located in a vibrant, well-established community, this home combines style, space, and convenience, making it the perfect option for young professionals, first-time buyers, or savvy investors. Step inside to discover an open-concept layout that feels both spacious and inviting. The studio-style bedroom provides a modern twist on traditional townhome design, offering an open and airy feel with the potential to create separate zones for rest and relaxation. The heart of the home is the expansive kitchen, featuring a large island that serves as the perfect spot for casual dining, entertaining guests, or prepping your favorite meals. With plenty of counter space and storage, this kitchen is a chef's dream. The one-and-a-half bathrooms offer both luxury and convenience, with a powder room on the main floor for guests and a full bath on the upper level, providing privacy and ease. Whether you're hosting or enjoying a quiet night in, this layout maximizes comfort at every turn. Outdoor spaces and nearby amenities make this location even more desirable. Enjoy easy access to parks, trendy cafes, shopping, and public transit, ensuring that everything you need is just minutes away. This townhome is not just a place to live—it's a lifestyle. Schedule your viewing today and see why this home is the perfect fit for you!