

260 Saddlebrook Point NE  
Calgary, Alberta

MLS # A2166968



## \$309,900

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	450 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*Open House on Saturday, Sept 28 from 2pm-4pm\*\*** Welcome to this beautiful fully renovated townhouse located in most desirable community of Saddle Ridge. This is perfect for First Time Home Buyer or Investor. Fresh Paint, New vinyl Flooring, New kitchen Cabinets throughout the house. The main floor welcomes you with a bright and open floor plan featuring a spacious living room, a Dining area, a well-appointed kitchen. The gorgeous kitchen is upgraded with High Gloss cabinets and quartz countertops.. Basement is fully finished with Two Bedrooms and a 4 Pc bath. This house is close to Schools, Bus stop and a few minutes drive to shopping plazas, all major highways, Cross iron mills, YYC airport and other amenities. Book Your Showings Today!