

16 Saddletree Court NE  
Calgary, Alberta

MLS # A2170228



## \$428,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Linoleum, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 353

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** M-1 d75

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Introducing this amazing townhouse in Saddle Ridge, Calgary! This spacious two-story property features 3 bedrooms, 2.5 bathrooms, and a single attached garage with driveway. It's conveniently located near a public school, transit options, and shopping, just a short walk from an LRT station. The main floor boasts an open layout with a living room, dining space, kitchen, and a half bath. Upstairs, you'll discover three sizable bedrooms, including a master suite with an ensuite bathroom and his-and-her closets. The unfinished basement offers the potential for an extra bedroom or entertainment area. This well-kept home with all NEW FLOORING and NEW COVER BLINDS throughout is vacant and ready for quick occupancy, making it a great option for those seeking a clean and spacious living environment. You'll have very close access to a variety of shoppings, 5 major banks, Chalo Freshco, All schools, Genesis centre, shoppers drug mart, Coffee shops, gas station dining, and recreational options. Schedule your showing today and make this your home