

114, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2170684



## \$239,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 524

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Discover this inviting main-floor condo in the sought-after community of Saddleridge, offering a blend of comfort, convenience, and serene views. This well-designed unit features 1 bedroom + den—ideal for a home office or guest space—along with a modern full bathroom. Step outside to your private balcony, where you'll enjoy tranquil views of a beautiful pond and surrounding walkways, perfect for peaceful morning coffees or evening relaxation. The unit also comes with the convenience of in-suite laundry and a titled underground parking stall to keep your vehicle secure and protected year-round. Located close to parks, schools, shopping, and public transit, this condo provides easy access to all your daily needs, making it a fantastic choice for first-time buyers, downsizers, or investors. Don't miss your chance to call this serene and conveniently located condo home!