



GRASSROOTS
REALTY GROUP

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**312, 5 Saddlestone Way NE
Calgary, Alberta**

MLS # A2260370



\$240,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: L-shape Sectional Couch, dining table + Chairs, Bed, Mattress, TV Console,

Welcome to this beautifully maintained condo in the vibrant Saddle Ridge community! This thoughtfully designed 1-bedroom + den unit offers a flexible layout with a den spacious enough for a second bedroom, plus in-suite laundry for everyday convenience. The open-concept kitchen features sleek quartz countertops and modern stainless steel appliances, opening seamlessly into a bright living area. Step outside to your sunny balcony and enjoy peaceful views over Taralake Park, the pond, and lush greenery — your private retreat for morning coffee or evening relaxation. Move-in ready with added value: The sale includes a nearly new (1-year-old) sectional couch, dining table, bed with mattress, and TV console — this condo comes fully furnished and renter-ready! Ideally located steps from shopping centres, grocery stores, the Genesis Centre, LRT, and transit, everything you need is right at your doorstep. Low condo fees include heat and water, keeping costs predictable and affordable. Whether you're a first-time buyer, downsizer, or savvy investor, this unit delivers comfort, convenience, and strong income potential at a price cheaper than renting. Don't miss out — contact your favourite REALTOR® today to schedule a viewing!