



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

218, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2309900

\$220,000



Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 757
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

The LOWEST PRICED 2 BEDROOM / 2 BATHROOMS condo in Saddle Ridge! Located in Raven Ridge Gardens backing onto a peaceful pond, this CLEAN and MOVE-IN READY 2 BEDROOM, 2 BATHROOM unit offers 816 sq.ft of practical and comfortable living space in a location especially popular with those seeking convenience and strong transit access. The functional layout begins with a spacious tiled entry and opens into a bright living room with patio doors leading to a good sized balcony — a great place to enjoy fresh air and outdoor space. The kitchen features WOOD CABINET DOORS, a PANTRY, BREAKFAST BAR, and plenty of prep and storage space, while the adjacent dining area easily accommodates everyday meals and family gatherings. The LARGE PRIMARY BEDROOM includes a beautiful BAY WINDOW, walkthrough closets, and a PRIVATE ENSUITE BATHROOM. A second spacious bedroom and full bathroom provide flexibility for children, guests, extended family, or a home office. You’ll also appreciate the convenience of IN-SUITE LAUNDRY. Additional highlights include TITLED UNDERGROUND PARKING plus access to a STORAGE LOCKER available to rent for only \$60 per year. The building is also PET FRIENDLY. Ideally situated within walking distance to Saddletowne C-Train Station, shopping, schools, grocery stores, restaurants, parks, and many everyday amenities, this is an excellent opportunity for affordable ownership in Calgary’s northeast. Book a showing today and see why this could be a smart move for you!