



GRASSROOTS
REALTY GROUP

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501 Saddlecrest Boulevard NE
Calgary, Alberta

MLS # A2316256



\$320,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	946 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, See Remarks, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: Call lister for details

Click brochure link for more details** MOVE-IN READY to this beautiful and well maintained 2 STOREY END UNIT TOWNHOUSE conveniently located in the vibrant community of Saddleridge. This home offers an inviting dining area, cozy and spacious bright living area where natural light pours in through the large windows that opens to a private concrete patio, creating a welcoming and uplifting atmosphere, with assigned parking stall convenience at your doorstep. Located just steps to schools, public transit, shopping plazas, easy access to parks, walking paths and minutes to Stoney Trail, Airport Road, and Calgary International Airport. The upper level offers two spacious bedrooms with double-door closets and a full bathroom. The unfinished basement offers excellent potential for future development. Furnace has been recently cleaned. Don't miss this wonderful opportunity to live in a family oriented and friendly well-connected neighbourhood.