



GRASSROOTS
REALTY GROUP

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103, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2318086



\$214,900

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	808 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Parkade, Secured, Titled		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: none

\$10,000 price adjustment! This bright and well-kept 2-bed, 2-bath condo in the heart of Saddleridge offers exceptional value, comfort, and convenience. A standout feature is the heated, underground titled parking stall — ideally located as the closest stall to the parkade exit, giving you the best and most convenient parking spot in the building. The condo fees also provide added peace of mind by covering major utilities and building maintenance, giving owners the confidence of predictable monthly costs with no surprise repair bills. Inside, the open-concept layout includes a spacious living area, a functional kitchen with ample cabinetry, and a private balcony perfect for relaxing. The two bedrooms are thoughtfully separated for privacy, with the primary suite offering a walk-through closet and ensuite. Enjoy the convenience of in-suite laundry, secure underground parking, and easy access to transit, schools, shopping, and the Genesis Centre. Whether you're a first-time buyer, downsizing, or investing, this home delivers comfort, affordability, and one of the best parking locations in the building. Seller is open to renting the unit.