



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 5 Saddlestone Way NE
Calgary, Alberta

MLS # A2324748



\$205,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 497
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Spacious 1-Bedroom + Den, 1-Bath Main Floor Condo in Saddle Ridge Welcome to this spacious and well-maintained 1-bedroom, 1-bathroom plus den main-floor unit in one of Saddle Ridge's premier condominium buildings. Pride of ownership is evident from the moment you step inside. The modern gourmet kitchen features elegant granite countertops, upgraded appliances, and ample cabinetry, making it perfect for both everyday living and entertaining. The bright and inviting living room is filled with natural light thanks to its large windows. The generously sized primary bedroom offers a convenient walk-through closet, creating a comfortable and private retreat. A versatile den provides the ideal space for a home office, study, or guest area, while the full 4-piece bathroom adds to the home's functionality. Additional highlights include in-suite laundry and a titled underground heated parking stall for year-round comfort and convenience. Ideally located in Saddle Ridge, this home is close to schools, LRT access, major roadways, shopping, restaurants, and the Genesis Centre, offering exceptional convenience for commuters and families alike. Whether you're a first-time homebuyer, downsizer, or investor, this move-in-ready condo is an excellent opportunity you won't want to miss!