

# **\$309,900 - 201, 15 Saddlestone Way Ne, Calgary**

---

MLS® #A2191769

**\$309,900**

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**\*\*Amazing Investment Opportunity in Saddle Ridge! Unit is FULLY PAINTED and NEW LIGHTS with BRAND NEW DISHWASHER & RANGE HOOD FAN.\*\***

Welcome to this delightful CORNER UNIT Apartment with 2 BEDROOMS and 2 BATHROOMS having UNDERGROUND TITLED HEATED PARKING and TITLED STORAGE in the Lakeview complex, situated in the neighborhood of Saddle Ridge. This unit presents an excellent opportunity for first-time buyers or investors for seeking cashflow properties.

Step inside you find an open-concept living area, perfect for modern living. The kitchen stands out with ample cabinet and counter space, granite countertops, and stainless steel appliances. Just off the spacious living room, you'll discover a covered balcony, ideal for enjoying your morning coffee or evening relaxation.

Unit is FULLY PAINTED and NEW LIGHTS with BRAND NEW DISHWASHER & RANGE HOOD FAN. This unit features two generously-sized bedrooms, with the primary bedroom offering its own ensuite for added convenience. In addition to a full bathroom, there's a large laundry room with plenty of extra storage space.

Conveniently located just a 3-4 minutes drive



from Saddletown Train Station, easy access to bus stops and amenities are couple of minutes away Genesis Centre, YMCA, Public Library, Gas Station, grocery stores and restaurants.

Built in 2014

### Essential Information

MLS® #	A2191769
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 15 Saddlestone Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0S3

### Amenities

Amenities	Elevator(s), Park, Playground, Storage
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard

Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

## Additional Information

Date Listed	February 7th, 2025
Days on Market	144
Zoning	M-2

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.