

212, 92 Saddletree Court NE  
Calgary, Alberta

MLS # A2204873



**\$305,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** NONE

SUNNY SUITE FACING SOUTH WITH VIEWS OF THE SADDLECREEK POND!! The home is over 800 sq ft, has 2 bedrooms, 2 -4pce baths, a walkin closet in the primary bedroom. In-suite laundry. Titled parking unit #29, separate storage unit #4. Close to Saddletown, shopping, schools, elementary, high school, bus, YMCA, GENESIS CENTRE, Stoney Trail, Deerfoot, McKnight, Airport and MORE!! Close to all amenities!!!