

312 Saddlebrook Point NE
Calgary, Alberta

MLS # A2207367



\$279,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	444 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Primary Downstairs, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this cozy and well-kept townhouse in the heart of Saddleridge. Offering 918 sq ft of total living space (444 sq ft above grade and 474 sq ft below), this home is perfect for first-time buyers or investors. The lower level features two bedrooms and a full 4-piece bathroom, along with convenient in-suite stacked laundry. The main floor offers a bright and open living room with laminate flooring, a dining area with built-in wall unit, and a functional kitchen with plenty of cabinetry. Enjoy low-maintenance laminate flooring throughout and an assigned parking stall located just steps from your front door. Situated close to transit, schools, parks, and shopping, this property offers excellent value in a vibrant, family-friendly community.