

780-380-6207
meghan@meghanrobinson.net

204, 92 Saddletree Court NE
Calgary, Alberta

MLS # A2215664



\$257,500

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Dishwasher, Range Hood, Refrigerator, Washer, Dryer, All Window Coverings

Welcome to this beautifully renovated 2-bedroom, 1-bathroom condo in the vibrant and well-connected community of Saddle Ridge. Offering 588sqft of thoughtfully designed living space, this modern unit is ideal for first-time buyers, downsizers, or investors seeking a turnkey home with stylish upgrades. Inside, you'll find a bright open-concept layout featuring brand new luxury vinyl plank flooring, fresh paint, and updated lighting. The kitchen shines with new quartz countertops, brand new stainless steel appliances, and ample cabinetry—perfect for everyday living and entertaining. The spacious living room flows seamlessly onto a large private balcony with peaceful views. Both bedrooms are generously sized, with the second bedroom offering the flexibility to serve as a home office or guest space. A refreshed 4-piece bathroom and in-suite laundry with a brand new washer and dryer complete this functional and inviting unit. Additional features include one titled, secured, heated underground parking stall, offering convenience and comfort year-round. Located in a well-managed and secure building, you'll enjoy added peace of mind and a strong sense of community. Close to schools, shopping, parks, public transit, and major commuter routes, this home delivers the perfect blend of comfort, security, and lifestyle. Don't miss your opportunity to own this move-in-ready gem in Saddle Ridge—schedule your private viewing today!