

604, 70 Saddlestone Drive NE
Calgary, Alberta

MLS # A2220110



\$445,000

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,570 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 466
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions:	None
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3 Bed | 2.5 Bath Townhouse Condo in Saddle Ridge Welcome to this 3-bedroom, 2.5-bathroom townhouse condo nestled in the family-friendly community of Saddle Ridge! This is the perfect opportunity for first-time buyers, investors, or anyone looking to enjoy convenient urban living in a well-connected NE Calgary neighborhood. Spacious open-concept main floor with a bright living room, dining area, and functional kitchen. Primary bedroom with ensuite and generous closet space. Two additional bedrooms ideal for a growing family, home office, or guests. 2.5 bathrooms for added comfort and convenience. Upper floor laundry, ample storage, and assigned parking. Low maintenance living in a well-managed complex. Tandem garage offers ample space for two vehicles or the potential for developing the back half for a home office, home based business or 4th bedroom. High walk score & steps from schools, playgrounds, parks, and shopping and quick access to public transit including the LRT station This home offers exceptional value in one of Calgary's fastest-growing communities