

# \$274,990 - 102, 92 Saddletree Court Ne, Calgary

MLS® #A2193099

**\$274,990**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Spacious Main Floor Unit offering 2 bedrooms, 2 bathrooms and in suite laundry! This home is beautifully finished with an open concept, massive kitchen, dinning area, living room which leads to a private balcony on ground floor, creating a practical and welcoming space for day-to-day living or entertainment. The master bed room features a walk-in closet & full ensuite. The second bed room and a full bath that offer plenty of space for a growing family. A titled underground heated parking stall keeps your vehicle warm year-round, and additional storage lockers are available for rent, giving you an extra room for your belongings. Quick access to Stoney Trail makes the overall commute very convenient and traffic free! The condo is conveniently located to nearby schools, shopping centre, dining , recreation centre and transit. Whether you're searching for an excellent home or an outstanding investment opportunity, this remarkable property caters to both. Book your showing today!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2193099  |
| Price      | \$274,990 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 819           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 102, 92 Saddletree Court Ne |
| Subdivision | Saddle Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 5J1                     |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s)                           |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Parkade, Underground, Other |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Storage                                                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range |
| Heating           | Hot Water                                                         |
| Cooling           | None                                                              |
| # of Stories      | 3                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | See Remarks                                                       |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Garden, Storage                  |
| Roof              | Shingle                                   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 75                 |
| Zoning         | M-1                |

**Listing Details**

Listing Office                      MaxWell Central

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