

**2212, 15 Saddlestone Way NE**  
**Calgary, Alberta****MLS # A2351784****\$339,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 691 sq.ft.                         | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 377 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** n/a

Welcome to this well-located 2-bedroom, 1 full bath condo in the desirable community of Saddlestone, NE Calgary! Situated on the second floor, this unit offers the added benefit of no neighbours below, providing extra privacy and peace of mind. Conveniently located right next to the elevators for easy access, the unit also includes one titled underground parking stall. Enjoy easy access to everyday essentials, with Tim Hortons, medical services, a pharmacy, and a gas station just moments away. Whether you are a first-time homebuyer, downsizing, or looking for an investment opportunity, this condo offers comfortable living in a convenient location close to daily amenities. Don't miss this opportunity to own in the growing community of Saddlestone!