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GRASSROOTS REALTY GROUP

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314, 5 Saddlestone Way NE Calgary, Alberta

MLS # A2356319

$319,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	2	**Baths:**	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 377
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This well-kept 2-bedroom, 1-bathroom apartment-style condo offers 682 sq. ft. of above-grade living space with a smart, functional layout. Ideal for first-time buyers, professionals, downsizers, or investors looking for a low-maintenance home in NE Calgary. As you enter, the living, dining and kitchen flow together comfortably. The living room at is spacious enough for your sofa set, entertainment unit and still feels open. The dining area is right next to it, great for daily meals or for use as a work-from-home corner. The kitchen is practical and efficiently placed to make cooking and serving easy. You'll also appreciate the dedicated in-suite laundry - no trips to a common laundry room. The home offers two comfortable bedrooms. The primary is works well as a private retreat, while the second is flexible - use it as a second bedroom, guest room, office or study. A full 4-piece bathroom serves the home well. Step out to your private balcony - a nice outdoor extension for your morning coffee, fresh air, or evening wind-down. With two bedrooms, in-suite laundry, private balcony and a practical layout, this is an easy-to-maintain home that still gives you separate living spaces. Come see it - book your private showing today!

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