

# \$309,999 - 417, 5 Saddlestone Way Ne, Calgary

MLS® #A2216525

**\$309,999**

2 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to your top floor unit with two bedrooms, two bathrooms and a den in Saddle Ridge! This freshly painted unit is well taken care of by its owner. There is an open concept living space, the kitchen flows into the living and dining room area, the kitchen has a breakfast bar, newer stainless steel appliances, and beautiful maple cabinetry. You can access your private balcony right from your living room, where you can enjoy your morning coffee! The master bedroom is completed with a large walk in closet and a 3 piece ensuite with a glass standing shower. Another good second sized bedroom, a den that can be used as a home office and a 4 piece bathroom complete the unit. There is a title underground parking stall. All the amenities you need are within footsteps like restaurants, grocery stores, schools, parks, and playgrounds.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216525  |
| Price          | \$309,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 764       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 417, 5 Saddlestone Way Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0S2                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Heated Garage, Underground            |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s)                                                                                     |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                                            |
| Cooling           | None                                                                                                                 |
| # of Stories      | 4                                                                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 18            |
| Zoning         | M-2           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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