

\$309,500 - 405, 15 Saddlestone Way Ne, Calgary

MLS® #A2195268

\$309,500

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

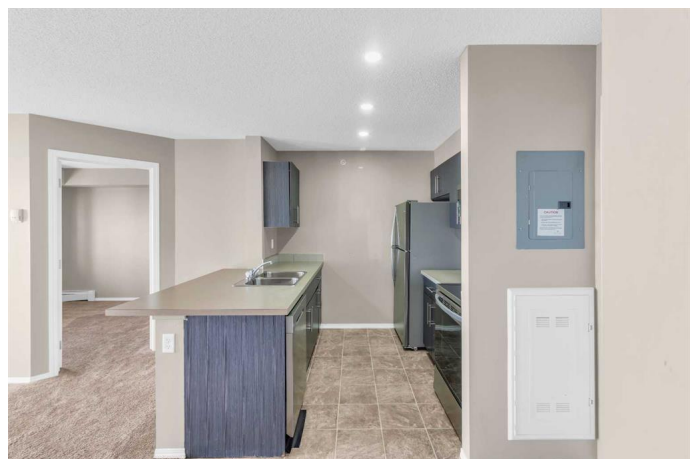
Welcome to this ****WELL KEPT AND MOVE-IN READY 2 BEDROOM + Den, 2 BATHROOM APARTMENT**** in the heart of Saddle Ridge! Whether you're a first-time homebuyer, downsizing, or looking for a fantastic investment opportunity, this condo offers both comfort and convenience in a prime location.

As you step inside, you'll be greeted by a ****FUNCTIONAL AND MODERN KITCHEN**** equipped with a ****refrigerator, dishwasher, electric range, and a microwave hood fan****. The kitchen flows seamlessly into the ****SPACIOUS LIVING ROOM****, which is bathed in natural light and leads to a ****sunny balcony****, perfect for enjoying your morning coffee or unwinding in the evening.

This unit features ****two generously sized bedrooms****, including a ****MASTER BEDROOM WITH WALK-IN CLOSET AND A PRIVATE ENSUITE****. Additionally, there is a ****dedicated office space****, providing the perfect setup for remote work or study. For added convenience, the condo also comes with ****in-unit laundry****.

The building is ****SECURE AND WELL MANAGED****, offering great amenities such as an ****ELEVATOR AND HEATED UNDERGROUND PARKING****—a huge bonus during Calgary's colder months!

Location is everything, and this condo does



not disappoint. It is **just steps away from grocery stores, restaurants, and a professional building**, making everyday errands a breeze. Public transportation is incredibly accessible, with a **bus stop right outside** and a **quick drive or bus ride to Saddletowne Circle, Saddletowne LRT Station, and the Genesis Centre**. Families will appreciate the proximity to **Nelson Mandela High School, as well as several elementary and middle schools** nearby.

This is a fantastic opportunity to own a comfortable, well-maintained condo in a sought-after community. Don't miss out—**book your viewing today! ??

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2195268 |
| Price | \$309,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 774 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 405, 15 Saddlestone Way Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J0S3 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Visitor Parking, Other, Picnic Area |
| Utilities | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 1 |
| Parking | Heated Garage, On Street, Titled, Underground, Owned, Secured |

Interior

| | |
|-------------------|--|
| Interior Features | Elevator, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
| Construction | Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 19th, 2025 |
| Days on Market | 42 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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