

\$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	43
Zoning	M-2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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