

# \$299,000 - 204, 5 Saddlestone Way Ne, Calgary

MLS® #A2197594

**\$299,000**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Bright & Spacious 2-Bed + Den Condo in Saddle Ridge!

Welcome to Unit 204 at 5 Saddlestone Way NE, a beautifully updated 2-bedroom, 2-bathroom condo + den in Calgary's vibrant Saddle Ridge community. Perfect for first-time buyers or investors, this move-in-ready home features fresh paint, new carpet, and a functional open layout designed for modern living.

The stylish kitchen boasts quartz countertops, ample cabinetry, and modern appliances, perfect for home-cooked meals. The primary bedroom offers a walk-through closet and private 4-piece ensuite, while the second bedroom is conveniently located near the second full bath. Need extra space? The den can be used as a home office, guest room, or additional storage.

Enjoy the comfort of titled heated underground parking, plus an unbeatable location minutes from Saddletown Station, shopping, schools, parks, and the Genesis Centre. With Saddle Ridge's high rental demand, this property also presents a fantastic investment opportunity.

Don't miss out – schedule your viewing today!

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2197594          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 759               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 204, 5 Saddlestone Way Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J0S2                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground                                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 68                  |
| Zoning         | M-2                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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