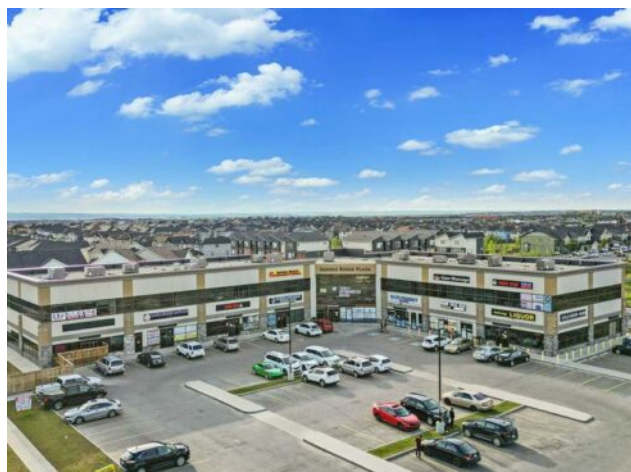


**220, 20 Saddlestone Drive NE
Calgary, Alberta**

MLS # A2218347



\$531,600

Division: Saddle Ridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,329 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover a bright and professional second-floor corner office space in the vibrant Saddleridge community. This fully built-out, turnkey unit offers 1,328 square feet of functional space, complete with large windows that flood the interior with natural light. Located in a well-maintained commercial complex, the office is ideal for a variety of professional or medical uses. Positioned on the top floor with access to common washrooms, this corner unit provides excellent visibility and a comfortable working environment. With convenient access to major roadways like Stoney Trail, this is a prime opportunity for businesses looking to establish or expand their presence in northeast Calgary.