

244 Saddlebrook Point NE
Calgary, Alberta

MLS # A2275344



\$259,900

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|------------------|-------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Other | | |
| Style: | Bungalow | | |
| Size: | 445 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 290 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: na

Why rent? This great end unit townhouse has almost 900 sq ft with 2 bedrooms and 1.5 baths. The bedrooms are in the lower level. Spacious kitchen with dark wood cabinets, tiled backsplash & lots of counter space plus a pantry. The main floor also has a dining area, halfbath and living room with access to the back deck. The lower level has 2 bedrooms, a 4 piece bathroom plus storage. \$10K in upgrades including kitchen cabinets/back splash, carpet & underlay, built in speakers living room, dining room, kitchen & both bedrooms. Other features include instant hot water system & infra red in-home wiring system and Canbridge audio system included. Great first home or investment property.