244 Saddlebrook Point NE
Calgary, Alberta

MLS # A2275344

$259,900

Division:	Saddle Ridge		
Type:	Residential/Other		
Style:	Bungalow		
Size:	445 sq.ft.	**Age:**	2009 (16 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 lowerlevel. 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 includingkitchen cabinets/back splash, carpet & underlay, built in speakers living room, dining room, kitchen & both bedrooms. Other features include instanthot water system & infra red in-home wiring system and Canbridge audio system included. Great first home or investment property.