

314, 5 Saddlestone Way NE  
Calgary, Alberta

MLS # A2278472



**\$230,000**

<b>Division:</b>	Taradale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	682 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		
<b>Inclusions:</b>	None		

Excellent opportunity for first time buyers and investors alike. This well cared 2 bedroom, 1 bath condo offers a functional layout with peaceful pond view that add long term lifestyle and rental appeal. The unit has been freshly painted, and newly installed LVP flooring creating a bright, clean, and move in ready space. The kitchen is thoughtfully updated with a brand-new hood fan microwave and new dishwasher, providing modern convenience and added value. Both bedrooms are well sized, and the open living area enjoys natural light and calming pond views, an attractive feature for owner occupants and tenants. Located in a prime, well connected area close to shopping, public transit, parks, schools, and major routes, this property offers strong rental potential and everyday convenience. Low maintenance condo living makes this an ideal entry point into homeownership or a solid addition to an investment portfolio.