

**104, 5 Saddlestone Way NE**  
**Calgary, Alberta****MLS # A2215763****\$299,999**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to 5 Saddlestone Way NE #104, a beautifully updated 2-bedroom plus den, 2-bathroom apartment located in the heart of Saddleridge. Perfect for first-time buyers, downsizers, or investors, this ground-floor unit offers unmatched convenience with two parking stalls—one heated underground stall and one surface stall located just steps from the entrance. Inside, you'll appreciate the fresh new paint, upgraded baseboards, and brand-new flooring that give the home a stylish, modern feel. The functional kitchen is equipped with granite countertops, stainless steel appliances including a refrigerator, electric range, dishwasher, and a microwave hood fan, and it flows seamlessly into a bright and spacious living room filled with natural light. From the living room, you can step out onto your sunny, elevated balcony—perfect for your morning coffee or relaxing after a long day. The primary bedroom offers a walk-in closet and a private four-piece ensuite, while the second bedroom is generously sized for family or guests. There is also a dedicated den that provides an ideal space for a home office or study area. For added convenience, the unit comes complete with in-suite laundry and ample storage. This secure and professionally managed building features elevator access and heated underground parking, making it comfortable year-round. Located within walking distance to grocery stores, restaurants, and a professional center, this condo also offers easy access to public transportation with a bus stop right outside and quick connections to Saddletowne Circle, the Saddletowne LRT Station, and the Genesis Centre. Families will love being close to Nelson Mandela High School, as well as several nearby elementary and middle schools. This is a fantastic opportunity to own a fully updated, move-in ready condo in a vibrant and convenient community.

Don't miss out—book your private showing today!