

# \$314,900 - 117, 15 Saddlestone Way Ne, Calgary

MLS® #A2257585

**\$314,900**

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spacious main/ground level end unit that offers 2 BEDROOMS, 2 BATHROOMS, A den and a parking stall on ground level, located in desirable community of Saddle Ridge! This home has total 769.32 sq ft of living space and a large living room that opens onto a private patio that's perfect for morning coffee or evening relaxation. It's just steps from the bus stop and a short walk to the shopping plaza with grocery stores, restaurants, banks, and professional services. Enjoy easy access to Saddletown C-Train, Genesis Centre, GYM, Library, Pathways, Parks and playgrounds, schools, and daycares. This home is ideal for first-time buyers, down sizers, or investors looking for a low-maintenance lifestyle in a well-connected community. Don't miss your chance to make this fantastic condo yours, book your private showing today!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257585  |
| Price          | \$314,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 769       |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 117, 15 Saddlestone Way Ne |
| Subdivision | Saddle Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 0S3                    |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| # of Stories      | 4                                                                      |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 30                   |
| Zoning         | M-2                  |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Insta Realty |
|----------------|--------------|

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