



# 173 Saddlebrook Point Calgary Alberta

\$337,000

Discover Your Dream Townhouse in a Remarkable Location! Are you seeking the perfect home for you or a fantastic investment opportunity? Look no further! This incredible townhouse, located near Saddleridge School and Transit, offers a wealth of amenities and a prime location that's ideal for singles, couples, or anyone looking to make a smart investment. Convenient Transit: With easy access to bus stops, you'll enjoy hassle-free commuting. Parks and Green Spaces: Embrace the beauty of nearby parks, making it a fantastic spot for outdoor lovers. Genesis Leisure Centre: Stay active and entertained with this nearby recreational facility. Saddlebrook Town Centre: Experience local shops, restaurants, and more. Pet-Friendly and Family-Safe: This complex welcomes pets and provides a secure environment for children to play, complete with green spaces, additional parks, and pathways. Visitor Parking: Never worry about guest parking, plus, you have one assigned stall for your convenience. Inside, you'll find: Two Spacious Bedrooms One Full Bathroom Cozy Living Room Private Patio Area with Lovely Trees The basement is a blank canvas, ready for you to create your dream space, and it comes with washer and dryer hook-ups. This home is available for immediate occupancy, just in time to settle in for the fall and winter. Enjoy brand new carpet, fresh paint, and vinyl flooring, bright earth-tones throughout, creating a clean, welcoming space that's move-in ready. Don't miss this incredible opportunity...

4pc Bathroom 6.25 Ft x 8.17 Ft

Bedroom 9.58 Ft x 11.92 Ft

Primary Bedroom 13.17 Ft x 11.17 Ft

Other 13.33 Ft x 32.00 Ft

Dining room 11.00 Ft x 8.83 Ft

Kitchen 13.25 Ft x 12.17 Ft

Living room 13.25 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:

CENTURY 21 BRAVO REALTY

<https://www.liangcommercial.ca/>



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**Mirror**

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