



## 70 Saddlestone Drive Calgary Alberta

\$424,900

A Perfect Opportunity for First-Time Home Buyers or Savvy Investors! This 2016 built 3-story townhouse, complete with an attached garage, is located in the desirable community of Saddle Ridge. . As an end unit with only one shared wall, it offers added privacy and comfort. Previously rented for \$2,350 per month (utilities separate), this home provides excellent value and convenience. Location is everything, and this townhouse delivers! You're just a short walk away from bus stops along with easy access to a wealth of shopping options just a block away (Saddleridge Plaza), making errands a simple task. Enjoy the convenience of nearby amenities, including Saddleridge Daycare, Citi Pharmacy, Calgary Halal Meat & Grocery, Mega Sanjha Punjab grocery store, and Lava Pizza YYC--all just a short walk from your doorstep. Plus, with Saddletowne Station and Nelson Mandela High School just a 5-minute drive away, everything you need is right at your fingertips. With its contemporary design and spacious layout, this townhome is ready to be called your first home. This charming 2-bed and 2.5 bath end unit, built by Genesis Homes, offers the perfect blend of convenience and tranquility. Located right beside a serene pond, your new home boasts endless scenic views, creating a peaceful ambiance that's hard to match. With the C-train just minutes away, commuting to downtown or Stoney is a breeze. This townhome offers a single-car garage and all the modern comforts you desire. Step inside to discover wide plank laminate floors, elegant granite counters in the kitchen, and sleek stainless steel appliances. With loads of windows illuminating every corner, ample storage space, and convenient upper floor laundry included. This home truly offers everything you could want at an unbeatable price and low condo fees (only \$291.25/month). Don't miss out on the opportunity to make this your dream...

Dining room 2.97 M x 1.83 M

Kitchen 3.83 M x 2.87 M

2pc Bathroom 2.92 M x .89 M

Living room 5.46 M x 3.81 M

Primary Bedroom 3.68 M x 3.40 M

4pc Bathroom 2.46 M x 1.50 M

Laundry room 2.49 M x .89 M

Bedroom 3.25 M x 2.97 M

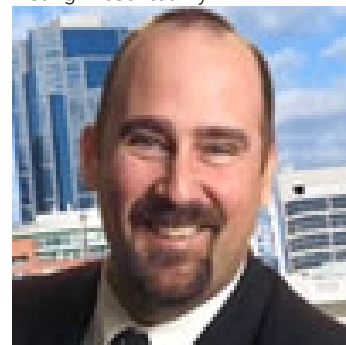
3pc Bathroom 2.67 M x 2.34 M

Other 2.26 M x 2.11 M

Foyer 2.92 M x 2.72 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca