



\$ 355,000.00

## 104 SADDLEBROOK COMMON NE CALGARY

<https://paulbrinton.com>

Clean, affordable and perfect!! . Bright and Sunny, this 2 storey half duplex is warm and welcoming starting with the large living room with its big windows and beautiful new laminate flooring through out the main and upper floors. Spacious dining room and kitchen with lots of cabinets and counter space....

- 3 beds
- 2 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1156630

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-28 18:11:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Two Piece Bath:** 1

**Lot size:** 3595 sq ft

**Year built:** 2007

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Flooring:** Ceramic Tile,Laminate

**Exterior Features:** Playground,Private Yard

**District:** CAL Zone NE

**Inclusions:** NONE

**Lot Features:** Back Lane,Back Yard,Front  
Yard,Landscaped,Rectangular Lot

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Unit

**Levels:** Two

**Zoning:** R-2M



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric  
Stove,Microwave,Range  
Hood,Refrigerator,Washer/Dryer,Window  
Coverings

**Subdivision Name:** Saddle Ridge

**Lot Size Acres:** 0.08

**List Price Square Foot:** \$ 303.94

**Photo Count:** 37

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 9.75M 32`0"

**Living Area SF:** 1168.00

**Structure Type:** Duplex

**Restrictions:** None Known

