



\$ 257,900.00

## 277 SADDLEBROOK POINT NE CALGARY

<https://paulbrinton.com>

Welcome to this lovely 2-storey corner and by far the best townhome with unobstructed views! This unit comes with one assigned parking stall located at the front of the unit along with lots of visitor parking stalls. Freshly painted, with updated bathrooms and kitchen with new granite counter tops, stainless...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1160727

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-29 17:57:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Lot size:** 1054 sq ft

**Year built:** 2008

**Parking:** Assigned, Stall

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Parking, Snow Removal, Visitor Parking

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** N/A

**Lot Features:**

Landscaped, Level, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

**Flooring:** Carpet, Linoleum

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No Smoking Home, See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Unit

**Levels:** Two

**Zoning:** M-1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Stone,Vinyl  
Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Range  
Hood,Refrigerator,Stove(s),Washer/Dryer

**Subdivision Name:** Saddle Ridge

**Lot Size Acres:** 0.02

**List Price Square Foot:** \$ 312.75

**Photo Count:** 30

**Unit Exposure:** NW

**Suite:** No

**Frontage Metres:** 5.47M 17`11"

**Living Area SF:** 863.00

**Structure Type:** Five Plus

**Restrictions:** None Known

