

# \$290,000 - 308, 92 Saddletree Court Ne, Calgary

MLS® #A2232555

**\$290,000**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Raven Ridge Gardens, a charming complex situated in the desirable community of Saddle Ridge. This well-maintained condo backs on the pond with gorgeous views! This top floor unit encompasses over 813.55 sq ft of living space featuring 2 bedrooms, 2 full baths , and a titled parking space. The main floor showcases beautiful laminate flooring and an open concept floorplan. The spacious living room has sliding doors giving access to the balcony, perfect for enjoying the views on summer days. The modern kitchen is equipped with wood cabinetry, white and stainless steel appliances, and a breakfast bar. A single car titled parking space provides parking for your convenience. The location is unbeatable, with schools, parks, playgrounds, restaurants, shopping, and public transit just minutes away. Quick access to Stoney Trail, making exploring the city a breeze. Book your private viewing today!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232555  |
| Price          | \$290,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 814       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 308, 92 Saddletree Court Ne |
| Subdivision | Saddle Ridge                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 5J1                     |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Trash, Elevator(s), Park, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Underground                               |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, See Remarks                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 3                                                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Vinyl Siding, Wood Frame, Brick |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 116             |
| Zoning         | M-1 d75         |

### Listing Details

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

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