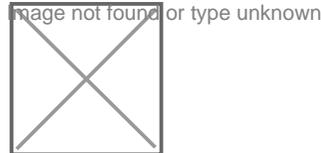


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 88 SADDLESTONE DRIVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
31441

**MLS ID:**  
A2241472

**\$3,179,200**



 **RAMAN CHAHAL**  
 (403) 455-5215

 RE/MAX Crown  
 403-455-5215

 88 Saddlestone Drive NE, Calgary, Alberta T3J 0W4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> R-2M
<b>Subdivision</b> Saddle Ridge	<b>Year Built</b> 2016	<b>Structure Type</b> Townhouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 2110320
<b>Building Area (Sq. Ft.)</b> 13170.72	<b>Building Area (Sq. M.)</b> 1223.59	<b>Heating</b> Forced Air
<b>Inclusions</b> In Each Unit: Dishwasher, Stove, Range Hood, Refrigerator, Washer, Dryer, Garage Controls,	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> None

100% Tenant Occupied | 8 Plex | Townhomes | Single Attached Garages & Full Driveway | 3-Storey | 2016 Built | Well Maintained | Incredible Location | Close to All Amenities. Investor's dream in the heart of NE Calgary! This fully rented 8-unit townhome complex on Saddlestone Drive offers immediate cash flow and long-term security. Built in 2016 and meticulously maintained, each of the 3-storey units features: Single attached garage + full driveway, In-unit laundry, Top-of-the-line finishes throughout, Spacious, modern layouts. Located in a vibrant, growing community close to schools, shopping, transit, and parks. With 100% tenant occupancy and strong rental history, this property is a rare opportunity for hands-off, turnkey income in one of Calgary's most desirable rental corridors. Property addresses included in this 8 plex are 88 Saddlestone Drive NE, 90 Saddlestone Drive NE, 92 Saddlestone Drive NE, 94 Saddlestone Drive NE, 701-70 Saddlestone Drive NE, 702-70 Saddlestone Drive NE, 703-70 Saddlestone Drive NE, 704-70 Saddlestone Drive NE.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.