

# \$334,900 - 99 Saddlebrook Point Ne, Calgary

MLS® #A2198680

## \$334,900

2 Bedroom, 1.00 Bathroom, 962 sqft  
Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Discover this exquisite home through a captivating 3D tour! This highly coveted townhouse in the Saddle Ridge community features new paint and flooring. The two-bedroom, one-bathroom townhouse has a thoughtfully designed kitchen with full appliances, a walk-in pantry, new granite counters, a new dishwasher, ample cabinet space, and a bright dining area. The living room boasts new vinyl plank flooring and opens onto the back patio, perfect for summer BBQs. Enjoy the convenience of assigned parking in front, with ample visitor parking available. The basement is ready for your personal design and includes a laundry room. This townhouse is conveniently located less than a 5-minute drive to grocery stores, coffee shops, and restaurants. It's just an 8-minute drive to Genesis Rec Center and within walking distance to Saddleridge Elementary School and parks. Additionally, there's quick access to Stoney Trail and Deerfoot Trail. Schedule your private viewing today!

Built in 2007

## Essential Information

MLS® #	A2198680
Price	\$334,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	962
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	99 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G3

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Granite Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
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Days on Market 2  
Zoning M-1

### **Listing Details**

Listing Office Homecare Realty Ltd.

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