

\$279,900 - 312 Saddlebrook Point Ne, Calgary

MLS® #A2207367

\$279,900

2 Bedroom, 1.00 Bathroom, 444 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this cozy and well-kept townhouse in the heart of Saddleridge. Offering 918 sq ft of total living space (444 sq ft above grade and 474 sq ft below), this home is perfect for first-time buyers or investors.

The lower level features two bedrooms and a full 4-piece bathroom, along with convenient in-suite stacked laundry. The main floor offers a bright and open living room with laminate flooring, a dining area with built-in wall unit, and a functional kitchen with plenty of cabinetry.

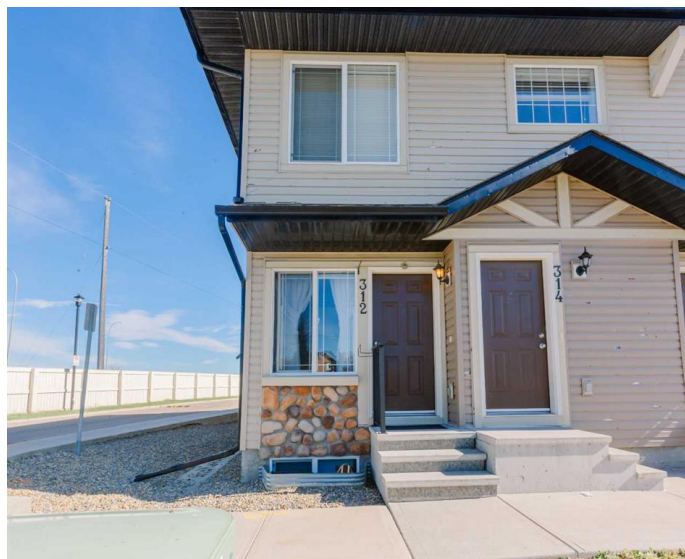
Enjoy low-maintenance laminate flooring throughout and an assigned parking stall located just steps from your front door.

Situated close to transit, schools, parks, and shopping, this property offers excellent value in a vibrant, family-friendly community.

Built in 2009

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207367 |
| Price | \$279,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 444 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |



| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 312 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3C7 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Parking, Playground, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, Master Downstairs, See Remarks, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Playground |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 55 |
| Zoning | M-1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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