

# \$529,900 - 39 Saddlemont Way Ne, Calgary

MLS® #A2207637

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 39 SADDLEMONT WAY NE, a beautifully maintained 3BR, 2.5WR detached home on a CONVENTIONAL LOT in the heart of Saddleridge. Spanning 1,466 SQFT, this home offers an UNBEATABLE LOCATION—JUST A SHORT WALK TO THE SADDLETOWNE LRT STATION, making commuting effortless. Step inside to a spacious OPEN-CONCEPT MAIN FLOOR, featuring a MODERN KITCHEN WITH A DINING AREA. The kitchen boasts OAK CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A WALK-IN PANTRY, followed by a convenient 2PC WASHROOM. The bright and inviting LIVING ROOM is perfect for relaxing or entertaining. Upstairs, you'll find THREE GENEROUS BEDROOMS AND TWO FULL BATHROOMS, including a PRIMARY SUITE WITH A WALK-IN CLOSET AND ENSUITE BATH. The SPACIOUS UNFINISHED BASEMENT, with a UTILITY/LAUNDRY AREA, awaits your personal touch. Outside, the BACKYARD OFFERS AMPLE SPACE FOR OUTDOOR ENJOYMENT, along with a GATED PARKING AREA—perfect for your vehicles or a FUTURE DOUBLE GARAGE. Conveniently located close to SCHOOLS, SHOPPING, PARKS, GENESIS YMCA, SADDLETOWNE CIRCLE, AND TRANSIT, this home is a RARE OPPORTUNITY YOU DON'T WANT TO MISS!....SCHEDULE YOUR VIEWING TODAY!



Built in 2002

## Essential Information

MLS® #	A2207637
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	39 Saddlemont Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V2

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Crown Molding
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	22
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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