

# \$599,000 - 50 Saddleback Road Ne, Calgary

MLS® #A2235069

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

This charming 2-storey detached home in Saddle Ridge, Calgary, combines modern upgrades with prime convenience, situated just moments from CTrain stations, bus stops, and shopping centers. The home features a recently upgraded roof and brand-new siding, ensuring durability and curb appeal. Inside, the main floor offers a welcoming living room with a fireplace, a bright kitchen, and a dining area, while the upper level includes a spacious family room, two additional bedrooms, and a 4-piece bathroom. The fully developed basement, complete with a separate side entrance, features a kitchenette, a living area, a bedroom, and a full bathroom—perfect for extended family or rental income. Step outside to a well-maintained backyard, ideal for outdoor gatherings. With its move-in-ready condition, modern exterior upgrades, and unbeatable location, this home is a rare find in a family-friendly neighborhood—schedule a viewing today!

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235069  |
| Price      | \$599,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,149       |
| Acres          | 0.08        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50 Saddleback Road Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J4K4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Exterior Entry, Finished, Full                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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