

# \$369,900 - 22 Saddlebrook Point Ne, Calgary

MLS® #A2186821

**\$369,900**

3 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Discover this delightful townhouse in the vibrant Saddleridge community, offering low condo fees and exceptional value. Perfectly suited for first-time buyers or astute investors, this well-maintained home is bright and inviting, with natural light streaming through its many windows.

The main floor welcomes you with a spacious foyer leading to a modern kitchen featuring stainless steel appliances, a handy pantry, and ample counter space. Relax and recharge in the cozy living room, ideal for unwinding after a busy day. Upstairs, you'll find two generously sized bedrooms, including a primary suite with his and her closets, and a stylish four-piece bathroom.

The fully finished lower level expands your living options with a recreation room, an additional bedroom, and a convenient two-piece bathroom. A designated parking spot is just steps from the front door for added convenience. Recent updates include a new roof and siding (2021), and the basement boasts brand-new carpeting.

Situated close to schools, transit, and all essential amenities, this charming home combines comfort, convenience, and affordability. Don't wait! Call Your favorite realtor to schedule your viewing today and make it yours!



Built in 2007

## Essential Information

MLS® #	A2186821
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	867
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	22 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0G2

## Amenities

Amenities	Visitor Parking, Playground
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 12th, 2025
Days on Market	95
Zoning	M-1

**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.