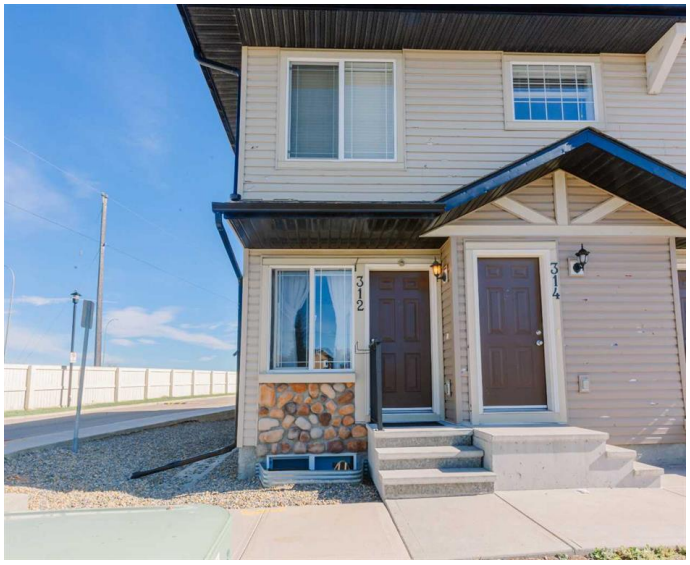
$279,900 - 312 Saddlebrook Point Ne, Calgary

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, See Remarks, Vinyl Windows, Master Downstairs
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	16
Zoning	M-1

Listing Details

Listing Office	Real Broker

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