\$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

Full Baths

Essential Information

MLS® # A2207367 Price \$279,900

Bedrooms 2 Bathrooms 1.00

Square Footage 444

Acres 0.00 Year Built 2009

Type Residential

1







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 Parking, Visitor Parking, Playground, Park

Parking Spaces 1

Parking Stall, Assigned

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 3
Zoning M-1

Listing Details

Listing Office Real Broker

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