# \$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 Park, Parking, Playground, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features No Animal Home, Master Downstairs, See Remarks, Vinyl Windows

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 74
Zoning M-1

## **Listing Details**

Listing Office Real Broker

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.