

# \$289,900 - 260 Saddlebrook Point Ne, Calgary

MLS® #A2216432

**\$289,900**

2 Bedroom, 1.00 Bathroom, 452 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully renovated townhouse nestled in the highly sought-after community of Saddle Ridge! Perfectly suited for first-time homebuyers or investors, this home is boasting over 900 sq. ft of total living space and offers an inviting space with fresh paint, new vinyl flooring, and brand-new kitchen cabinets throughout.

Step into the bright and open main floor, where you'll find a spacious living room, a dining area, and a stunning kitchen featuring high-gloss cabinets and quartz countertops.

The fully finished basement adds versatility, complete with two bedrooms and a 4-piece bathroom.

Conveniently located close to schools, bus stops, and just minutes away from shopping plazas, major highways, CrossIron Mills, YYC Airport, and more, this home truly has it all.

Don't miss the opportunity—book your showing today!

Built in 2009

## Essential Information

MLS® # A2216432

Price \$289,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 452           |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 260 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0G5                  |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Playground      |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Garden                             |
| Lot Description   | Landscaped, Street Lighting        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 4                |
| Zoning         | M-1              |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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