

# \$625,000 - 94 Saddlelake Terrace Ne, Calgary

MLS® #A2232138

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,588 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this well-kept and spacious 4-bedroom, 3.5-bath Half duplex in the desirable community of Saddle Ridge. This home offers a perfect blend of functionality and value, featuring an attached garage and a separate-entry illegal basement suite – ideal for extended family or rental income. The main level boasts a bright and open layout with large windows, a spacious living area, and a well-appointed kitchen with ample cabinetry and dining space. Upstairs, you’ll find three generously sized bedrooms, including a large primary suite and a full 4-piece bathroom. Located within walking distance to schools, parks, shopping centers, and public transit, this home combines convenience and value in one of Calgary’s most desirable northeast communities.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232138  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,588     |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 94 Saddlelake Terrace Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J0V2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, No Animal Home  |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Up To Grade  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Lane              |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 11              |
| Zoning         | R-2M            |

**Listing Details**

Listing Office                      Real Broker

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