

\$399,900 - 8330 Saddlebrook Drive Ne, Calgary

MLS® #A2245120

\$399,900

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**SPACIOUS 3 BEDROOM TOWNHOME |
MASSIVE BACKYARD | EXTRA LARGE
PRIMARY SUITE | STEPS FROM AMENITIES
& TRANSIT**

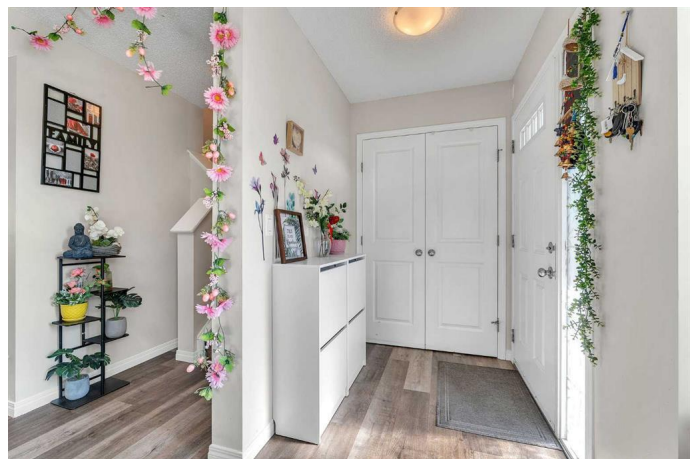
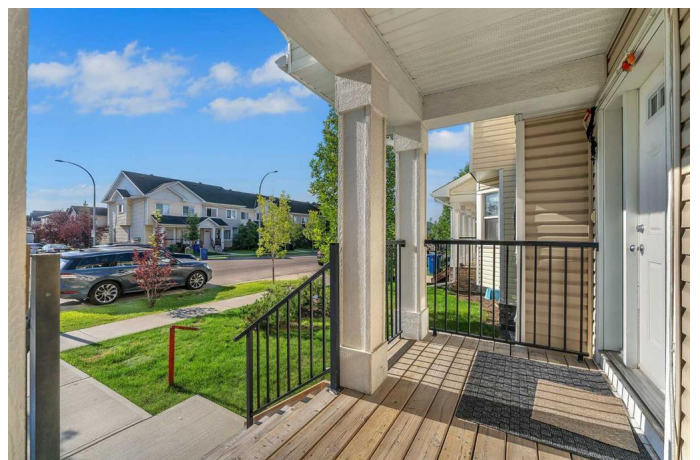
Welcome to this well-kept, thoughtfully designed 3-bedroom townhouse located in a highly convenient pocket of Saddle Ridge. Perfect for first-time buyers, families, or investors, this home offers a functional layout, modern touches, and room to grow.

As you enter, you're welcomed by a bright and airy front living area—a perfect place to unwind or host friends. The open layout leads seamlessly into the dining space and a modern kitchen with generous cabinetry, great lighting, and a handy layout that keeps everything within reach. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find three generously sized bedrooms, including a massive primary bedroom with a private ensuite. The upper floor also features another full 4-piece bath, making mornings easier for the whole family.

The unfinished basement provides a blank canvas—whether you envision a home gym, playroom, guest space, or extra storage, the possibilities are endless. In-unit laundry is also located on this level.

This unit includes a rear parking stall, with additional visitor and street parking available.



Situated just minutes from Genesis YMCA, 80th Ave plaza, Chalo Freshco, Sanjha Punjab, pharmacies, banks, schools, and parks, youâ€™ll also enjoy easy access to public transitâ€”the bus stop is steps from your door, and the Saddletowne LRT station is nearby.

If you're looking for a move-in ready home with long-term potential in a well-connected Calgary neighborhood, this is the one. Book your showing today!

Built in 2013

Essential Information

MLS® #	A2245120
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8330 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J0S7

Amenities

Amenities	None
-----------	------

Parking Spaces	1
Parking	Alley Access, Stall

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	M-G

Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.