

# \$314,900 - 147 Saddlebrook Point Ne, Calgary

MLS® #A2229843

**\$314,900**

2 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.02 Acres

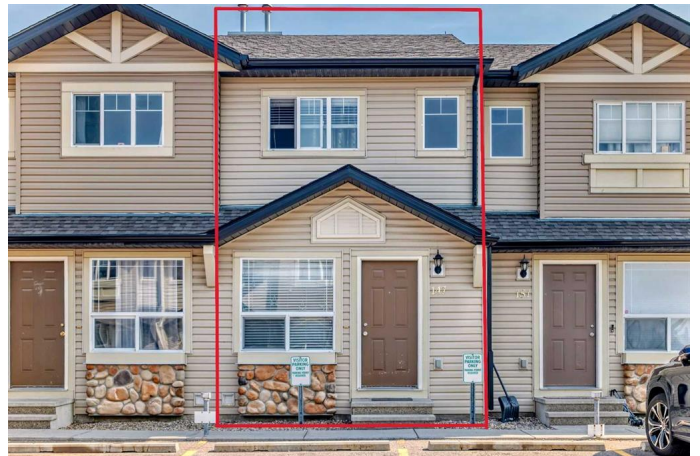
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained 2-storey townhouse located in the vibrant community of Saddleridge. Offering a bright and functional layout, this home features a spacious open-concept main floor with a well-appointed kitchen that provides ample counter space, an inviting dining area, and a cozy living room that opens onto a private patio—perfect for relaxing or entertaining outdoors. The upper level boasts two generously sized bedrooms and a full bathroom. The unfinished basement offers excellent potential for future development—ideal for adding a recreation room, home gym, or additional storage. With assigned parking, and situated within walking distance to schools, public transit, shopping and parks, this property delivers exceptional value for first-time home buyers, downsizers or investors seeking an affordable and well-located home in Calgary's northeast. Don't miss this fantastic opportunity to own in a family-friendly and well-connected neighbourhood.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2229843  |
| Price     | \$314,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Square Footage | 958           |
| Acres          | 0.02          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 147 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0G3                  |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park, Parking, Visitor Parking |
| Parking Spaces | 1                              |
| Parking        | Stall                          |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry                                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Forced Air                                                                   |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Rain Gutters             |
| Lot Description   | Back Yard, Level, Interior Lot     |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 96              |
| Zoning         | M-1             |

## **Listing Details**

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

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