

# \$595,000 - 235 Saddlemead Road Ne, Calgary

MLS® #A2254694

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

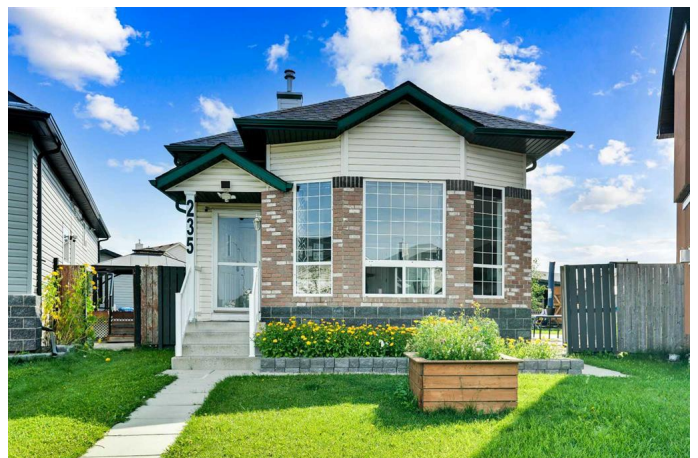
Opportunities like this don't come often. Sitting on one of the largest lots in Saddleridge (Approx. 6,350 sq. ft.), this property offers unmatched space, privacy, and future potential. The oversized backyard gives you endless options – imagine building a triple-car garage, a secondary suite above the garage, or using it for business storage, RV parking, or a dream backyard oasis (all subject to City approval). With a storage shed already in place and a parking pad, this lot is truly one-of-a-kind for the neighborhood.

Located in the heart of Saddleridge, you are close to everything you need – Genesis Centre, Saddleridge LRT, schools, parks, and playgrounds are all nearby for ultimate convenience.

The home itself offers approximately 2,148 sq. ft. of living space with soaring ceilings in the bright living room, a functional kitchen with skylight and brand-new stove, plus three bedrooms and a full bathroom on the main level. The lower level features an illegal suite with a large living room, bedroom, office/den, kitchen, and its own laundry – perfect for extended family or guests.

With space, location, and future possibilities all in one, this property is a rare find you won't want to miss.

Built in 2000



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254694      |
| Price          | \$595,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,124         |
| Acres          | 0.15          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 235 Saddlemead Road Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4J4                |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite                        |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden, Storage                      |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Other, Vinyl Siding        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 5th, 2025  
Days on Market        14  
Zoning                      R-G

**Listing Details**

Listing Office            CIR Realty

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.