

\$599,000 - 9234 Saddlebrook Drive Ne, Calgary

MLS® #A2237811

\$599,000

4 Bedroom, 4.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

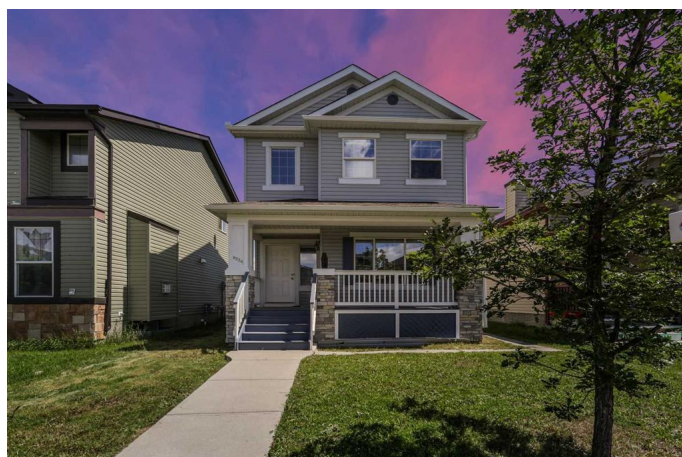
Saddle Ridge, Calgary, Alberta

Investment Alert. Motivated Seller. House is currently on rent upstairs 2000+60% utilities and basement 1000+40% utilities. Beautiful two-story detached home in the desirable Saddlebrook area of Saddleridge. The main floor features separate living and family rooms, a lovely kitchen with granite countertops, pantry, and an island, along with a dining area. It has LVP flooring on the main floor and bathrooms, brand-new roof and siding. The basement includes a legal suite with a separate entrance, separate laundry, a good-sized bedroom, a cozy den, a kitchen, and a full bath. The upper floor offers three spacious bedrooms, with the master bedroom boasting a 4-piece ensuite. There's also a laundry room on the upper floor. Perfect for living upstairs and renting the basement or as a great rental income property. Conveniently located close to schools, shopping, LRT, transit, playgrounds, and more.

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2237811 |
| Price | \$599,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,553 |



| | |
|------------|-------------|
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 9234 Saddlebrook Drive Ne |
| Subdivision | Saddle Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 0J9 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 1 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Playground |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 69 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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