

\$309,900 - 115 Saddlebrook Point Ne, Calgary

MLS® #A2258442

\$309,900

2 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

PRICE REDUCTION FOR QUICK SALE!!!

Welcome to this stunning townhouse in Saddleridge, Calgary, boasting 900 + square feet of meticulously designed living space, with an open-concept main floor and the upper floor featuring two spacious bedrooms.

The main floor is perfect for entertaining, featuring an expansive living area filled with natural light pouring in through a large window and glass door, leading to a concrete patio. The sleek kitchen is equipped with stainless steel appliances, ample cabinetry and a spacious pantry. A beautifully lit dining area, complete with an elegant chandelier and big windows, flows seamlessly from the kitchen.

Two bedrooms and the full washroom is located on the upper floor of the house. The master bedroom boasts expansive window and a spacious double-door closet. The second bedroom is equally impressive, featuring two double-door closets and plenty of natural light coming from window. A full bathroom and an additional storage space complete this floor. The laundry is located in the unfinished basement.

The backyard is perfect for spending evenings outdoors, and for children's playing. There is a big concrete patio complete with some trees and area with grass.

Conveniently located in the desirable community of Saddleridge, this townhouse offers easy access to schools, parks, walking



trails, shopping plazas and Calgary transit.
Don't miss out on this incredible opportunity!
Book your private showing today.

Built in 2007

Essential Information

MLS® #	A2258442
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	959
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	115 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K3

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full
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Exterior

Exterior Features	None
Lot Description	Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	60
Zoning	M-1

Listing Details

Listing Office	RE/MAX House of Real Estate
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