

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

MLS® #A2229843

**\$314,900**

2 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.02 Acres

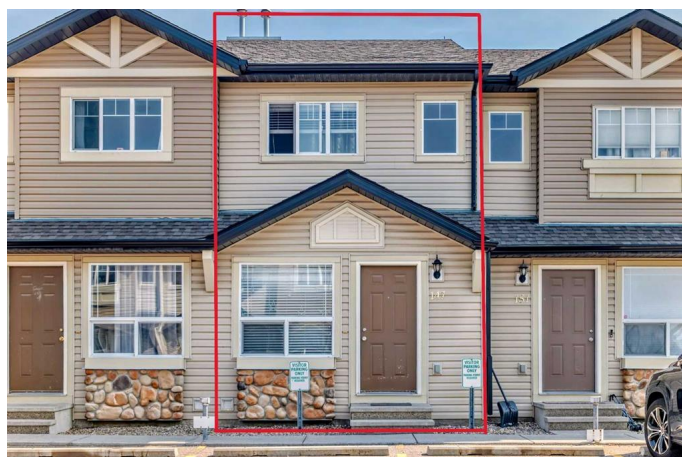
Saddle Ridge, Calgary, Alberta

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	70
Zoning	M-1

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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