

# \$419,000 - 16 Saddletree Court Ne, Calgary

MLS® #A2211315

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

Introducing this amazing townhouse in Saddle Ridge, Calgary! This spacious two-story property features 3 bedrooms, 2.5 bathrooms, and a single attached garage with driveway.

It's conveniently located near a public school, transit options, and shopping, just a short walk from an LRT station. The main floor boasts an open layout with a living room, dining space, kitchen, and a half bath.

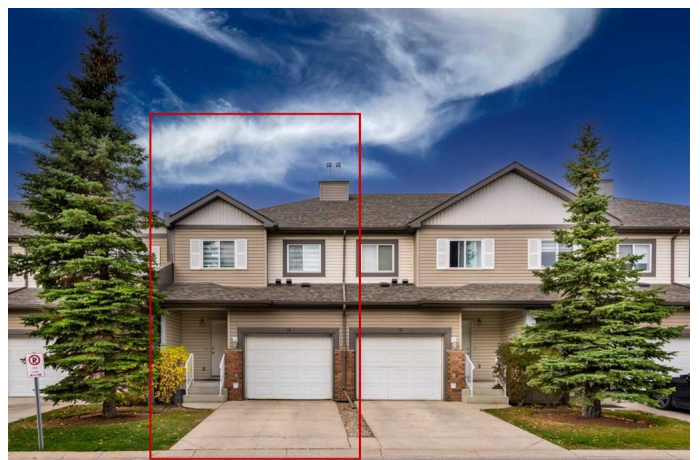
Upstairs, you'll discover three sizable bedrooms, including a master suite with an ensuite bathroom and his-and-her closets. NEW WATER HEATER and NEW WASHER & DRYER were installed recently. The unfinished basement offers the potential for an extra bedroom or entertainment area. This well-kept home with all NEW FLOORING and NEW COVER BLINDS throughout making it a great option for those seeking a clean and spacious living environment. You'll have very close access to a variety of shoppings, 5 major banks, Chalo Freshco, All schools, Genesis centre, shoppers drug mart, Coffee shops, gas station dining, and recreational options. Schedule your showing today and make this your home

Built in 2006

## Essential Information

MLS® # A2211315

Price \$419,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 Saddletree Court Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5L1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Driveway
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	97
Zoning	M-1 d75

**Listing Details**

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.