

\$289,800 - 131 Saddlebrook Point Ne, Calgary

MLS® #A2259346

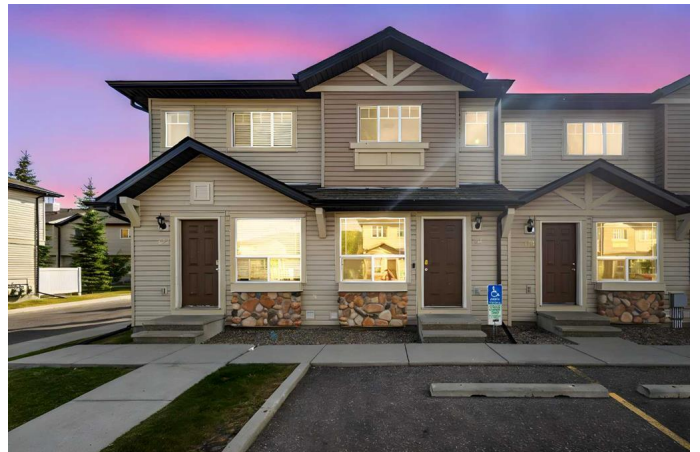
\$289,800

2 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this well-maintained townhouse located in the heart of Saddle Ridge—a perfect opportunity for first-time homebuyers, investors, or anyone seeking comfort and convenience. This bright and inviting home features a spacious main floor living room with large picture windows that flood the space with natural sunlight, creating a warm and welcoming atmosphere. The modern kitchen is equipped with stainless steel appliances, ample cabinetry, and a spacious pantry for additional storage, making it ideal for both everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms and a full bathroom, offering a comfortable and private retreat. The unfinished basement offers a blank canvas for your creative ideas—ideal for adding a home office, gym, or extra living space. Additional features include durable vinyl plank flooring throughout, an open-concept layout, and two assigned parking stalls for your convenience. Step out to the concrete patio in the backyard, ideal for summer BBQs and outdoor gatherings. This home is also in a prime location—just 300 meters from the elementary school, a 6-minute drive to High School, and less than 8 minutes to the Saddletowne LRT Station. Nearby amenities include grocery stores, coffee shops, restaurants, and parks, making everyday errands quick and easy. Don't miss your chance to own this fantastic home in a family-friendly neighbourhood—book your private viewing today!



Built in 2007

Essential Information

MLS® #	A2259346
Price	\$289,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	131 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G3

Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Stall

Interior

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

Exterior

Exterior Features	None
-------------------	------

Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	15
Zoning	M-1

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.