

# \$334,900 - 261 Saddlebrook Point Ne, Calgary

MLS® #A2229826

**\$334,900**

2 Bedroom, 1.00 Bathroom, 966 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Welcome to Saddlebrook Point NE – a beautifully appointed townhouse complex complete with a playground and access to all the amenities offered in the sought after community of Saddle Ridge. This lovingly cared for 2 bedroom two-storey townhouse has 2 parking stalls! (1 Titled and 1 Assigned.) Rarely do two-storey style homes come to market in this complex, most are stacked with a unit above and one below. This home has been meticulously cared for and pride of ownership is evident throughout. This home is bright and inviting with large East and West windows allowing for an abundance of natural light in both the mornings and afternoon. Offering 965 sq ft of thoughtfully designed living space above grade, plus additional space in the unfinished basement this home has enough space for the whole family. The kitchen is sure to impress the at-home-chef with ample cabinets, counter space, a large pantry and newer stainless steel appliances! Located adjacent to the large dining area makes serving your loved ones a breeze. The gleaming hardwood floors add to the appeal and lead straight into the sun-filled living room with direct access to your private patio space that has vinyl fence partitions and a large tree for the utmost privacy. Upstairs you'll find 2 large bedrooms making it a tough decision to decide which you'll want to use as the primary. The unfinished basement is a blank canvas, ready for your creative vision, currently used to house the washer and dryer and used for



storage. With both a titled and assigned parking stall directly in front of the unit, convenience is at your doorstep. Located just steps from Saddlebrook Park, Saddle Ridge School, and minutes to Stoney Trail, Airport Road, and Calgary International Airport, this home blends comfort, charm, and incredible access to amenities. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own a meticulously maintained home in one of NE Calgary's most connected communities.

Built in 2008

**Essential Information**

MLS® #	A2229826
Price	\$334,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	966
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	261 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G4

**Amenities**

Amenities	Playground
Parking Spaces	2

Parking	Assigned, Guest, Stall, Titled
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## Interior

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	2
Zoning	M-1

## Listing Details

Listing Office	Real Broker
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