

# \$625,000 - 9234 Saddlebrook Drive Ne, Calgary

MLS® #A2237811

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Investment Alert. House is currently on rent upstairs 2000+60% utilities and basement 1000+40% utilities. Beautiful two-story detached home in the desirable Saddlebrook area of Saddleridge. The main floor features separate living and family rooms, a lovely kitchen with granite countertops, pantry, and an island, along with a dining area. It has LVP flooring on the main floor and bathrooms, brand-new roof and siding. The basement includes a legal suite with a separate entrance, separate laundry, a good-sized bedroom, a cozy den, a kitchen, and a full bath. The upper floor offers three spacious bedrooms, with the master bedroom boasting a 4-piece ensuite. There's also a laundry room on the upper floor. Perfect for living upstairs and renting the basement or as a great rental income property. Conveniently located close to schools, shopping, LRT, transit, playgrounds, and more.

Built in 2007

## Essential Information

MLS® #	A2237811
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,553



Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9234 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0J9

### **Amenities**

Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, No Animal Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	49
Zoning	R-G

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

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