

# **\$319,900 - 115 Saddlebrook Point Ne, Calgary**

MLS® #A2258442

**\$319,900**

2 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.02 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this stunning townhouse in Saddleridge, Calgary, boasting 900 + square feet of meticulously designed living space, with an open-concept main floor and the upper floor featuring two spacious bedrooms.

The main floor is perfect for entertaining, featuring an expansive living area filled with natural light pouring in through a large window and glass door, leading to a concrete patio. The sleek kitchen is equipped with stainless steel appliances, ample cabinetry and a spacious pantry. A beautifully lit dining area, complete with an elegant chandelier and big windows, flows seamlessly from the kitchen.

Two bedrooms and the full washroom is located on the upper floor of the house. The master bedroom boasts expansive window and a spacious double-door closet. The second bedroom is equally impressive, featuring two double-door closets and plenty of natural light coming from window. A full bathroom and an additional storage space complete this floor. The laundry is located in the unfinished basement.

The backyard is perfect for spending evenings outdoors, and for children's playing. There is a big concrete patio complete with some trees and area with grass.

Conveniently located in the desirable community of Saddleridge, this townhouse offers easy access to schools, parks, walking trails, shopping plazas and Calgary transit.



Don't miss out on this incredible opportunity!  
Book your private showing today.

Built in 2007

### Essential Information

MLS® #	A2258442
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	959
Acres	0.02
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	115 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K3

### Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 19th, 2025
Zoning	M-1

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.