

# \$520,000 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2260865

**\$520,000**

3 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and spacious 4-level split in the heart of Saddle Ridge. Located 3 min to grocery store, restaurant, parks, 5 min from Saddletown Station and 4 min from schools - its perfectly designed for convenience, comfort and family living. This move-in-ready home offers 1,424 sqft. of functional space, featuring soaring vaulted ceilings, oversized windows with coverings, and a thoughtful layout that blends style with practicality. The main floor showcases an inviting living room filled with natural light, a well-equipped kitchen with plenty of cabinetry, and a dining area ideal for everyday meals. Upstairs, discover two generous bedrooms, including a primary retreat with a 4-piece ensuite and relaxing jetted tub. On the lower level, enjoy a cozy family room anchored by a charming gas fireplace, an additional bedroom that works perfectly as a guest room, office, or teen space plus a walkout access to deck. The basement remains unfinished with a lot of storage space and also offering endless potential for a future development for additional bedroom, bathroom, rec room, or gym. Recent updates includes a brand-new roof, gutters/downspouts and siding repairs in 2025 - providing peace of mind for years ahead. Additional highlights include central A/C, a Single oversized detached garage, low-maintenance fenced yard, and a spacious deck for summer entertaining. This property is the perfect balance of location, lifestyle, and long-term potential. Don't miss your



chance to call this beautiful home yours.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260865      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,425         |
| Acres          | 0.08          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 39 Saddlemont Manor Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4Z5                |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 1                                                                 |
| Parking        | Garage Door Opener, Off Street, Oversized, Single Garage Detached |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s)                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |

|              |                                              |
|--------------|----------------------------------------------|
| Fireplaces   | Family Room, Gas, Insert, Mantle, Decorative |
| Has Basement | Yes                                          |
| Basement     | Full, Unfinished                             |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 6                 |
| Zoning         | R-G               |

## Listing Details

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

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