

# \$259,800 - 8429 Saddlebrook Drive Ne, Calgary

MLS® #A2212914

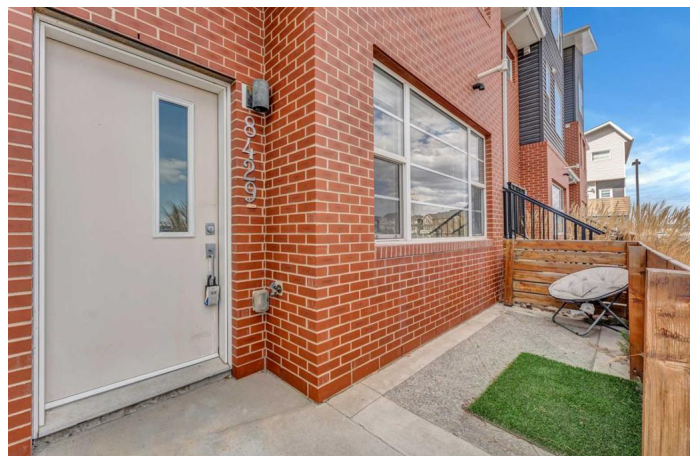
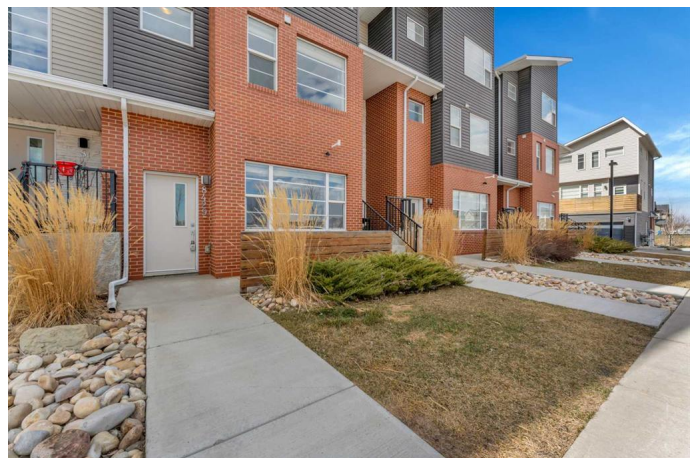
**\$259,800**

1 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 8429 Saddlebrook Drive!  
Currently the THIRD LARGEST one bedroom townhouse on the market in the ENTIRE CITY!  
Also priced over \$100K BELOW the two largest. What an exceptional opportunity to own a smart, stylish townhome that proves you don't have to compromise comfort for convenience. Whether you're a first-time buyer, savvy investor, or someone ready to downsize with intention, this well-maintained one-bedroom, one-and-a-half-bathroom unit offers the perfect blend of simplicity and function, with just the right touches of elevated design. The bright, open-concept layout maximizes every square foot, creating a space that feels welcoming. Upstairs, the primary bedroom is complete with its own private ensuite and generous closet space, while the main level features a convenient powder room that's perfect for guests. Sleek, low-maintenance finishes add style without the upkeep, and being just steps away from schools, parks, public transit, and every amenity you could need means your day-to-day life becomes that much easier. From morning coffee on your private patio to evening walks through this vibrant community, this townhome is the lifestyle upgrade you didn't know you were waiting for. This is more than a home—it's a foothold into one of Calgary's most connected, fast-growing neighbourhoods. And it's ready for you now!



Built in 2015

### Essential Information

MLS® #	A2212914
Price	\$259,800
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	891
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	8429 Saddlebrook Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0B4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows, Kitchen Island, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	91
Zoning	M-1

**Listing Details**

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

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.