

# \$294,900 - 286 Saddlebrook Point Ne, Calgary

MLS® #A2213139

**\$294,900**

2 Bedroom, 1.00 Bathroom, 993 sqft

Residential on 0.18 Acres

Saddle Ridge, Calgary, Alberta

Experience the ideal mix of convenience and comfort with relax living at its finest in this 2-bedroom, 1-bathroom unit with LOW CONDO FEES, very lovingly cared home, ideal for a family wanting to own and enjoy their very own first home that is located in the highly desirable saddle ridge community. This 2-bedroom, 1-bathroom condo offers an open-concept living space featuring spacious living room that can accommodate full-sized furniture, boasts large windows, and provides access to the spacious and bright adjacent balcony bringing inside lots of natural light. One of the standout features of this townhouse is the large picture window in the dining/living area, offering a charming view that changes beautifully with the seasons. Whether you're sipping coffee in the winter while watching gentle snowfall or enjoying the lush greenery and lively street view in the summer, this cozy spot becomes your personal front-row seat to the rhythm of the neighborhood. It's the perfect place to unwind, daydream, or simply take in the peaceful buzz of everyday life outside. This condo has been refreshed with new paint, ensuring it's move-in ready. Just steps away from the house, you'll have easy access to a variety of amenities including shopping, restaurants, and grocery stores. Walking distance to public transportation, pathways, shopping, dining, coffee shops and medical offices. Easy access to Stoney and Deerfoot Trail and a short drive to the airport makes this property an exceptional property. I



invite you to tour this exceptional condo and see for yourself why it's the perfect place to call home. The property is truly incredible so call your realtor to book the showing as this beautiful house won't last longer owing at this gorgeous home today!

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213139      |
| Price          | \$294,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 993           |
| Acres          | 0.18          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 286 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J0G9                   |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | None               |
| Parking Spaces | 2                  |
| Parking        | Off Street, Titled |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, |

|              |                         |
|--------------|-------------------------|
|              | Window Coverings        |
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | None, Unfinished        |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 12               |
| Zoning         | M-1              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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