

# \$579,900 - 120 Saddlemont Manor Ne, Calgary

MLS® #A2233323

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.07 Acres

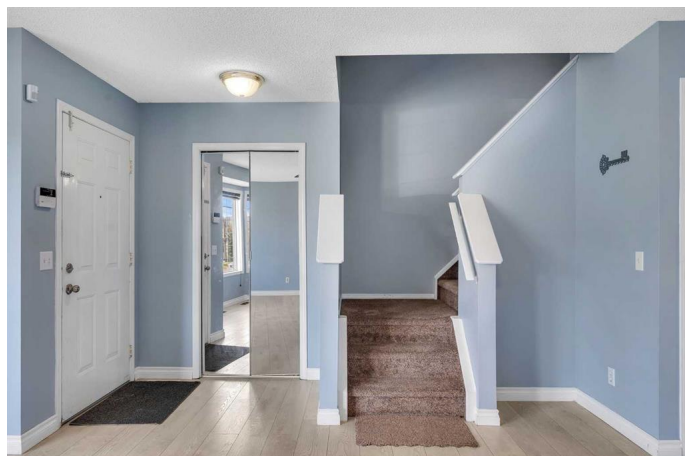
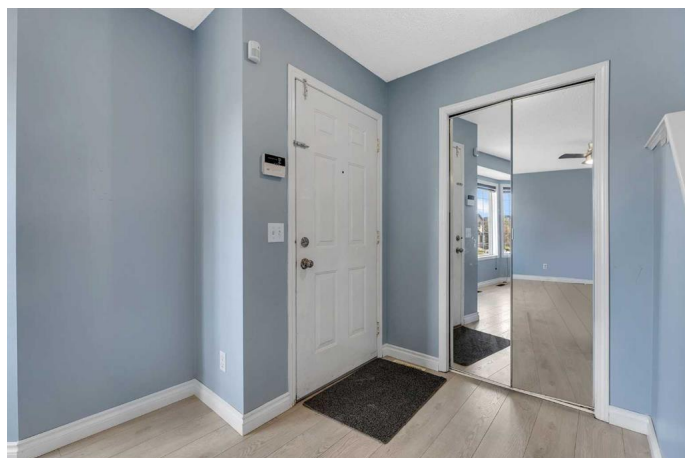
Saddle Ridge, Calgary, Alberta

Welcome to this renovated detached home in the heart of Saddleridge. This home features 3 spacious bedrooms and 1.5 bathrooms upstairs, ideal for families. The bright and open main floor layout includes a cozy living area and a functional kitchen with ample cabinet space as well as laundry on the main floor. This house has updated flooring, countertops, appliances, doors and much more! The basement boasts an illegal 1-bedroom suite with a separate entrance, kitchen, and laundry. Enjoy the convenience of a double oversized detached garage, providing plenty of room for vehicles and storage. Located just steps away from schools, parks, playgrounds, shopping, restaurants, bus stops, and a 2 minute car ride to Saddletowne C-Train station, this home offers unmatched accessibility in a family-friendly neighborhood. A fantastic opportunity for homeowners and investors alike—book your showing today!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233323  |
| Price      | \$579,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,353       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 120 Saddlemont Manor Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4Z4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 14  |
| Zoning         | R-G |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP 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.