

# \$288,888 - 312 Saddlebrook Point Ne, Calgary

MLS® #A2174071

**\$288,888**

2 Bedroom, 1.00 Bathroom, 444 sqft  
Residential on 0.00 Acres

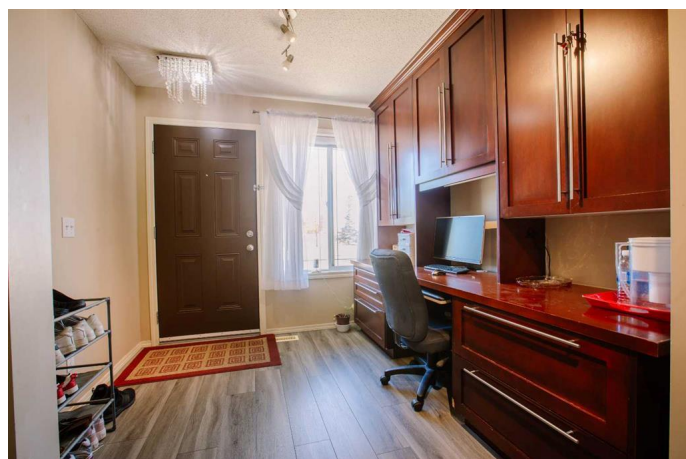
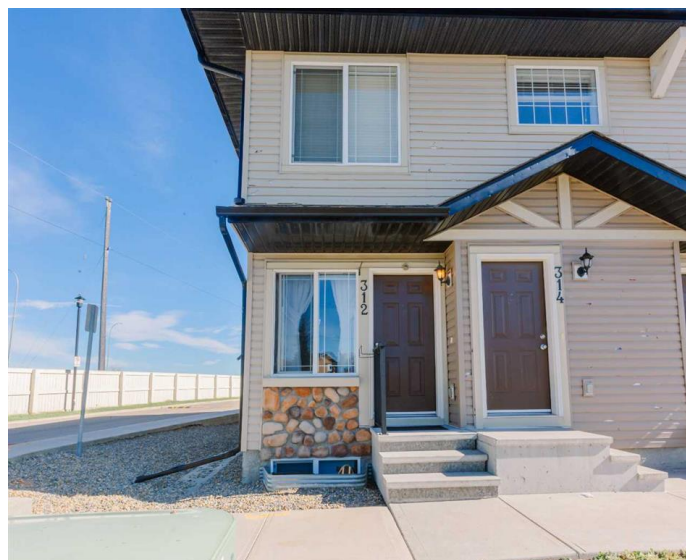
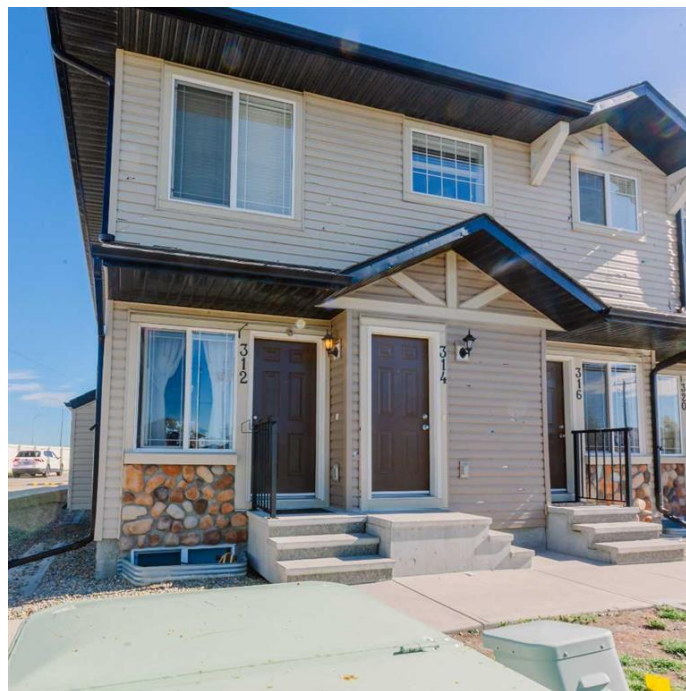
Saddle Ridge, Calgary, Alberta

This cozy and well-kept townhouse offers a fantastic opportunity for those looking to own a home in a convenient location. Featuring 2 bedrooms below grade, this home provides a peaceful and private retreat. The main floor includes a spacious living room with laminate flooring, a dining area with a built-in wall unit, and a well-equipped kitchen with plenty of cabinetry. The home also includes a 4-piece bathroom, stacked laundry on the lower level, and a mix of laminate and carpet flooring for added comfort. Assigned parking is included, ensuring convenience right outside your door. With its proximity to transit, schools, and local amenities, this place is perfect and affordable for those seeking both comfort and practicality in the vibrant community Saddle Ridge.

Built in 2009

## Essential Information

MLS® #	A2174071
Price	\$288,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	444
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse



Style	Bi-Level
Status	Active

### Community Information

Address	312 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C7

### Amenities

Amenities	Park, Parking, Visitor Parking, Playground
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Vinyl Windows, Master Downstairs, No Animal Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	October 18th, 2024
Days on Market	147
Zoning	M-1

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.