

# \$412,000 - 201, 70 Saddlestone Drive Ne, Calgary

MLS® #A2212282

**\$412,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

BEAUTIFUL 3 STOREY TOWNHOUSE IN GREAT LOCATION OF SADDLERIDGE NE, CORNER UNIT WITH AN ATTACHED GARAGE , 1360 SQ. FT , THE MAIN ENTRANCE HAS SPACIOUS FOYER WHICH OFFERS CONVENIENT ACCESS TO OVERSIZED SINGLE ATTACHED GARAGE, UPPER LEVEL FEATURES A VERY SPACIOUS LIVING ROOM AND DINING ROOM, 2 PCE BATH, VERY NICE KITCHEN WITH ISLAND, HIGH CEILINGS, THE UPPER FLOOR FEATURES 2 SPACIOUS BEDROOMS, MASTER BEDROOM WITH ENSUITE, ANOTHER FULL BATH AND LAUNDRY ROOM ON THIS LEVEL, THIS TOWN HOME SHOWS VERY WELL. VERY OPEN AND SPACIOUS LAY OUT. VERY CLOSE TO ALL AMENITIES LIKE SHOPPING, SCHOOLS, LRT, GENESIS CENTRE ETC. VACANT FOR IMMEDIATE POSSESSION.

Built in 2017

## Essential Information

MLS® #	A2212282
Price	\$412,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361



Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	201, 70 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0W4

### Amenities

Amenities	Visitor Parking, Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

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

### Additional Information

Date Listed	April 15th, 2025
-------------	------------------

Days on Market 5  
Zoning R-2M

Listing Details

Listing Office MaxWell Capital Realty

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.