

\$529,900 - 39 Saddlemont Way Ne, Calgary

MLS® #A2207637

\$529,900

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 39 SADDLEMONT WAY NE, a beautifully maintained 3BR, 2.5WR detached home on a CONVENTIONAL LOT in the heart of Saddleridge. Spanning 1,466 SQFT, this home offers an UNBEATABLE LOCATION—JUST A SHORT WALK TO THE SADDLETOWNE LRT STATION, making commuting effortless. Step inside to a spacious OPEN-CONCEPT MAIN FLOOR, featuring a MODERN KITCHEN WITH A DINING AREA. The kitchen boasts OAK CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A WALK-IN PANTRY, followed by a convenient 2PC WASHROOM. The bright and inviting LIVING ROOM is perfect for relaxing or entertaining. Upstairs, you'll find THREE GENEROUS BEDROOMS AND TWO FULL BATHROOMS, including a PRIMARY SUITE WITH A WALK-IN CLOSET AND ENSUITE BATH. The SPACIOUS UNFINISHED BASEMENT, with a UTILITY/LAUNDRY AREA, awaits your personal touch. Outside, the BACKYARD OFFERS AMPLE SPACE FOR OUTDOOR ENJOYMENT, along with a GATED PARKING AREA—perfect for your vehicles or a FUTURE DOUBLE GARAGE. Conveniently located close to SCHOOLS, SHOPPING, PARKS, GENESIS YMCA, SADDLETOWNE CIRCLE, AND TRANSIT, this home is a RARE OPPORTUNITY YOU DON'T WANT TO MISS!....SCHEDULE YOUR VIEWING TODAY!



Built in 2002

Essential Information

MLS® #	A2207637
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Saddlemont Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Crown Molding
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	23
Zoning	R-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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