

# \$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	3
Zoning	M-1

## Listing Details

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

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.