# \$289,900 - 260 Saddlebrook Point Ne, Calgary

MLS® #A2216432

## \$289,900

2 Bedroom, 1.00 Bathroom, 452 sqft Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully renovated townhouse nestled in the highly sought-after community of Saddle Ridge! Perfectly suited for first-time homebuyers or investors, this home is boasting over 900 sq. ft of total living space and offers an inviting space with fresh paint, new vinyl flooring, and brand-new kitchen cabinets throughout.

Step into the bright and open main floor, where you'll find a spacious living room, a dining area, and a stunning kitchen featuring high-gloss cabinets and quartz countertops.

The fully finished basement adds versatility, complete with two bedrooms and a 4-piece bathroom.

Conveniently located close to schools, bus stops, and just minutes away from shopping plazas, major highways, CrossIron Mills, YYC Airport, and more, this home truly has it all.

Don't miss the opportunity—book your showing today!

Built in 2009

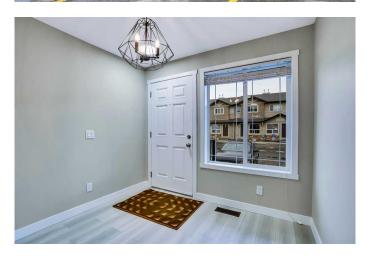
#### **Essential Information**

MLS® # A2216432 Price \$289,900

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 452

Acres 0.00 Year Built 2009

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 260 Saddlebrook Point Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 0G5

## **Amenities**

Amenities Playground

Parking Spaces 1

Parking Assigned, Stall

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Garden

Lot Description Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 30th, 2025

Days on Market 46

Zoning M-1

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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