

\$612,500 - 235 Saddlemead Road Ne, Calgary

MLS® #A2246860

\$612,500

4 Bedroom, 2.00 Bathroom, 1,124 sqft
Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

Massive Pie-Shaped Lot in Prime Saddleridge
Location – Approx. 2,148 Sq.Ft. Living
Space | 4 Bed | 2 Bath | Illegal Basement Suite
| High Ceilings | Large Yard with Extra Parking
& Storage Shed

This beautifully maintained home with 2148SQFT of living space sits on an impressive 6,350 sq. ft. pie-shaped lot – one of the largest in the neighbourhood. The unique lot shape offers exceptional yard space, extra parking options, and privacy. With the new zoning changes, there’s added potential for future possibilities (subject to City approval), making this property a rare find.

Located in a highly sought-after area, you’re just steps to schools, the Genesis Centre, parks, playgrounds, and within walking distance to the Saddleridge LRT station – convenience truly at your doorstep.

Inside, you’re greeted by a bright, spacious living room with soaring ceilings. The kitchen features a skylight, abundant cabinetry, and a brand-new stove, alongside a generous dining area. The main level features three spacious bedrooms and a full bathroom with laundry facilities.

The illegal basement suite offers a large living room, one bedroom, an office, and its own separate laundry – perfect for extended family or guests.



The massive backyard includes a storage shed, parking pad, and plenty of open space for your ideas. This is a rare opportunity to own a home with space, location, and future potential all in one.

Built in 2000

Essential Information

MLS® #	A2246860
Price	\$612,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	235 Saddlemead Road Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4J4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	15
Zoning	R-G

Listing Details

Listing Office	CIR 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.