

# \$294,900 - 338 Saddlebrook Point Ne, Calgary

MLS® #A2199955

## \$294,900

2 Bedroom, 1.00 Bathroom, 984 sqft  
Residential on 0.00 Acres

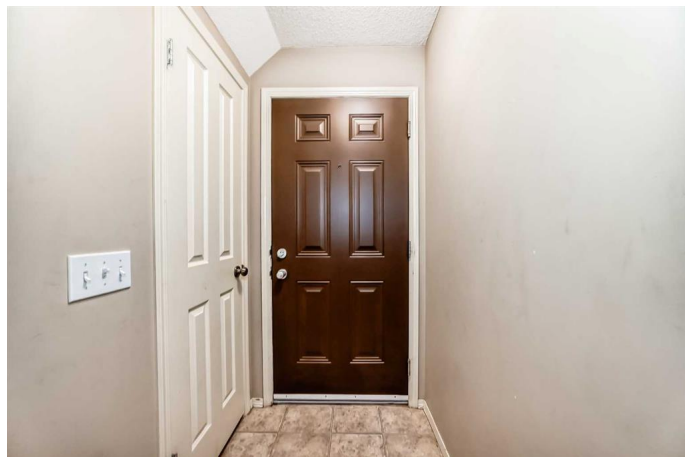
Saddle Ridge, Calgary, Alberta

**\*\*OPEN HOUSE 23 MARCH SUNDAY 1-3 PM\*\*** PERFECT FOR INVESTORS OR FIRST TIME HOME BUYERS. Excellent CORNER UNIT townhouse in desirable Saddleridge! Great condition! BRIGHT, OPEN & SPACIOUS single level living with VERY LOW condo fees! CLOSE to parks, shops, Genesis Centre & YMCA, plus Saddleridge LRT station! 15'x4'balcony overlooks a TREED GREENSPACE between buildings. LARGE windows on both sides of unit for maximum NATURAL LIGHT! Generous kitchen, LARGE CENTRAL ISLAND, plus a PANTRY. SUNNY west-facing dining area. A big living room w/ French door to the deck! 2 EXCELLENT bedrooms! Roomy 4PC main bath offers an easy maintenance tub/shower combo & tile surround. In-suite stacked laundry! ON-DEMAND hot water! Plenty of storage closets plus sizable under the stair storage area off the front entry. CONVENIENT parking stall immediately in front of the door!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2199955  |
| Price          | \$294,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 984       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2009              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | Stacked Townhouse |
| Status     | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 338 Saddlebrook Point Ne |
| Subdivision | Saddle Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 0G4                  |

### **Amenities**

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks, Storage  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Other                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 35              |
| Zoning         | M-1             |

### **Listing Details**

Listing Office

Royal LePage Solutions

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.