

\$337,000 - 173 Saddlebrook Point Ne, Calgary

MLS® #A2088772

\$337,000

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Discover Your Dream Townhouse in a Remarkable Location!

Are you seeking the perfect home for you or a fantastic investment opportunity? Look no further! This incredible townhouse, located near Saddleridge School and Transit, offers a wealth of amenities and a prime location that's ideal for singles, couples, or anyone looking to make a smart investment.

Convenient Transit: With easy access to bus stops, you'll enjoy hassle-free commuting.

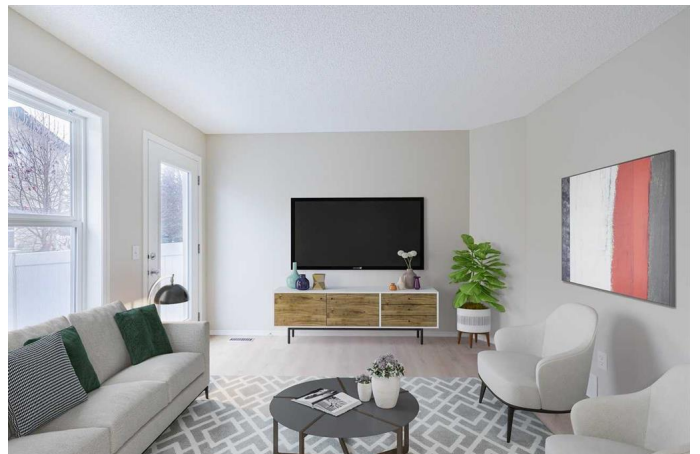
Parks and Green Spaces: Embrace the beauty of nearby parks, making it a fantastic spot for outdoor lovers.

Genesis Leisure Centre: Stay active and entertained with this nearby recreational facility.

Saddlebrook Town Centre: Experience local shops, restaurants, and more.

Pet-Friendly and Family-Safe: This complex welcomes pets and provides a secure environment for children to play, complete with green spaces, additional parks, and pathways. **Visitor Parking:** Never worry about guest parking, plus, you have one assigned stall for your convenience.

Inside, you'll find:



Two Spacious Bedrooms
One Full Bathroom
Cozy Living Room

Private Patio Area with Lovely Trees

The basement is a blank canvas, ready for you to create your dream space, and it comes with washer and dryer hook-ups.

This home is available for immediate occupancy, just in time to settle in for the fall and winter. Enjoy brand new carpet, fresh paint, and vinyl flooring, bright earth-tones throughout, creating a clean, welcoming space that's move-in ready.

Don't miss this incredible opportunity! Schedule a visit today to see this exceptional townhouse before it's gone. Your dream home or investment property awaits you.

Built in 2008

Essential Information

MLS® #	A2088772
Price	\$337,000
Sold Price	\$322,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	857
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	173 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G4

Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parking Lot, Paved, Plug-In, Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Yard Lights, Paved, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 19th, 2023
Days on Market	26
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office CENTURY 21 BRAVO REALTY

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