

\$530,000 - 48 Saddleback Way Ne, Calgary

MLS® #A2107134

\$530,000

3 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

BACK ON MARKET AGAIN DUE TO FINANCING !!! REDUCED \$25K TO HELP NEW HOMEOWNERS TO ALLVIAE FINANCIAL PRESSURE DURING RENOVATIONS AND TO CUSTOMIZE THE HOME TO THEIR PREFERENCES. Welcome to this charming property nestled in the heart of Saddletown, Calgary's most desired neighborhood known for its convenience, accessibility, and vibrant community atmosphere. Boasting a front double car attached garage and situated on a corner lot, this home offers ample space and curb appeal. You'll be greeted by amazing family-like neighbors and find yourself just minutes away from Saddletown Station, bus stops, Genesis Recreation Center, groceries, and other essential amenities. Inside, the well-kept interior features three spacious bedrooms, one full bath, and one half bath. The finished basement adds versatility with a recreational room, perfect for gatherings or relaxation. Updates including roofing, siding, washer, and dryer replacement around 2016 ensure modern comfort and peace of mind. Currently tenant-occupied, this property presents an excellent investment opportunity or a place to call home. Don't miss your chance to be part of this vibrant and welcoming community – schedule a viewing today and envision yourself living in this wonderful space.

Built in 2000



Essential Information

MLS® #	A2107134
Price	\$530,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,149
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Saddleback Way Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 31st, 2024
Days on Market	44
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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