

\$689,900 - 206 Saddlemont Boulevard Ne, Calgary

MLS® #A2116374

\$689,900

3 Bedroom, 3.00 Bathroom, 1,543 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this spacious home in Saddle Ridge, Calgary! The living area features a cozy fireplace and a perfect nook for your TV. The main floor offers a convenient laundry area and a 2-piece bathroom, leading to the attached garage. Upstairs, you'll find three bedrooms and a bonus room with prewired security and surround sound.

Recent updates include new carpet in 2023, a fresh coat of paint in 2022, New Air-conditioner in 2023 and brand new light fixtures in 2023. Outside, the fully landscaped backyard includes a deck, storage shed, and firepit. The front yard boasts an underground sprinkler system.

Located conveniently, Saddle Ridge provides easy access to downtown Calgary. The roof and exterior vinyl were replaced in 2021, ensuring a well-maintained home. The garage is fully insulated with 220 wiring and a cable outlet. This fantastic home with modern finishes is not only stylish but also well-connected to downtown and other amenities—all at an amazing price! The ILLEGAL BASEMENT SUITE, accessible through a SEPARATE PRIVATE GARAGE ENTRANCE, offers 1 good size bedroom, a 3-piece washroom and Living room.

Built in 2005

Essential Information



MLS® #	A2116374
Price	\$689,900
Sold Price	\$656,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	206 Saddlemont Boulevard Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5E5

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Parking Pad, Plug-In, Side By Side

Interior

Interior Features	No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Barbecue, Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	May 18th, 2024
Days on Market	59
Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Central
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