

\$649,900 - 96 Saddlebrook Circle Ne, Calgary

MLS® #A2127964

\$649,900

6 Bedroom, 4.00 Bathroom, 1,108 sqft
Residential on 0.07 Acres

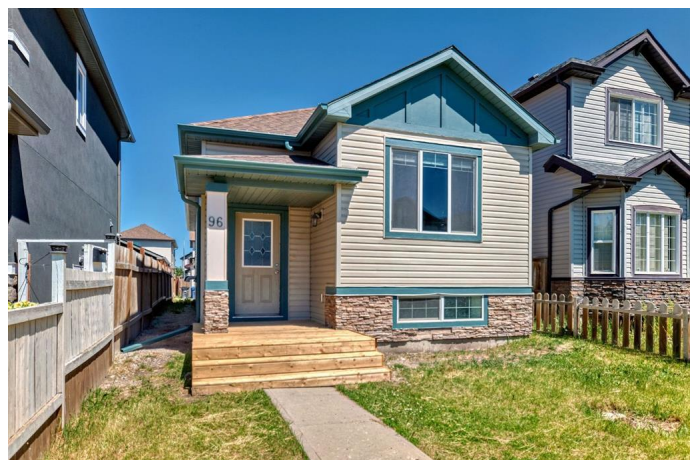
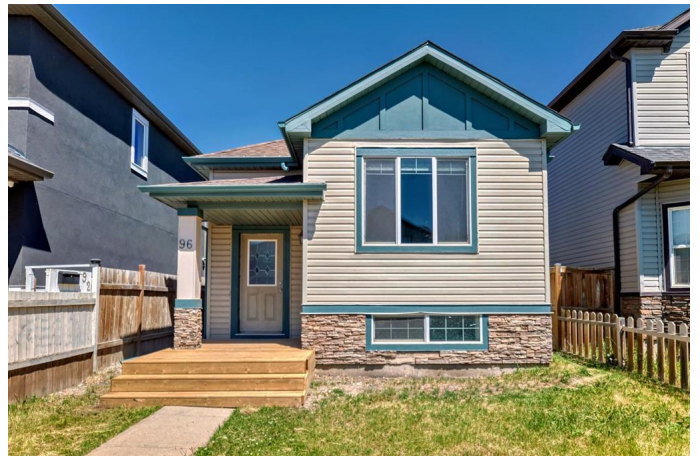
Saddle Ridge, Calgary, Alberta

INVESTOR SPECIAL! Who wouldn't be enticed by the allure of this splendid Bi-level residence nestled in the amenity-rich community of SaddleRidge? Offering THREE SEPARATE rental opportunities(TWO ILLEGAL BASEMENT SUITES), this home boasts a prime location surrounded by schools, grocery stores, transit options, recreational facilities, and abundant parks and ponds.

Upon arrival, you'll be greeted by a charming brand new front porch, setting the tone for the elegance within. Most of the main floor is newly renovated with new floors, baseboards, paint and kitchen appliances. The main level showcases three bedrooms and two full bathrooms, including a luxurious primary suite complete with its own ensuite bathroom. Additionally, two other bedrooms share another full bathroom.

The basement presents two separate illegal suites, each with its own entrance. The first unit comprises two bedrooms, a full three-piece bathroom, a living area, and a kitchen. Meanwhile, the second unit features one bedroom, a compact kitchenette, and another full three-piece bathroom.

Adding further value is the double detached garage, ensuring convenience and practicality. Whether you're seeking a comfortable abode for your family or exploring investment opportunities, this residence offers the perfect blend of functionality, charm, and potential.



Built in 2008

Essential Information

MLS® #	A2127964
Price	\$649,900
Sold Price	\$634,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,108
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	96 Saddlebrook Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0K3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features None
Lot Description Back Lane
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2024
Date Sold August 16th, 2024
Days on Market 38
Zoning R-1N
HOA Fees 0.00

Listing Details

Listing Office Executive Real Estate Services

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