

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

MLS® #A2199955

## \$294,900

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

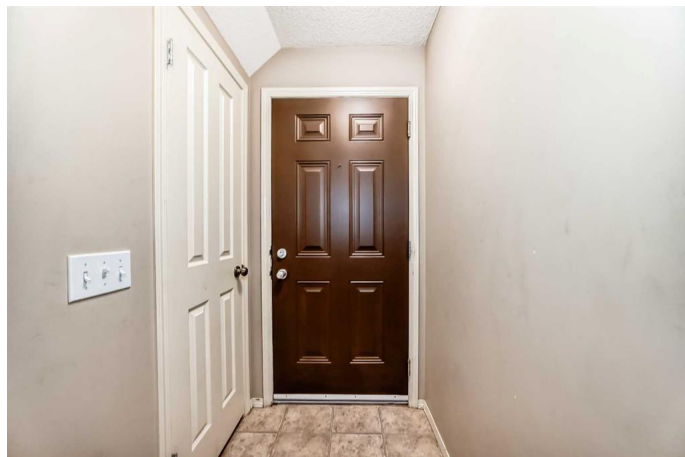
Saddle Ridge, Calgary, Alberta

**\*\*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

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