

# \$419,000 - 16 Saddletree Court Ne, Calgary

MLS® #A2211315

**\$419,000**

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.04 Acres

Saddle Ridge, Calgary, Alberta

**\*\*Back On Market Due to Financing\*\***

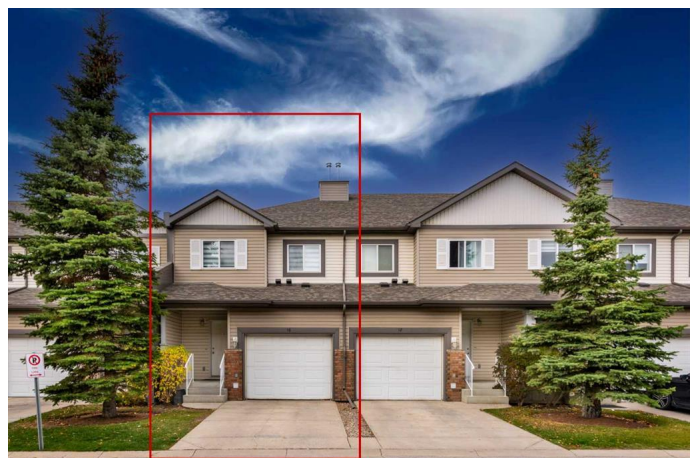
,Introducing this amazing townhouse in Saddle Ridge, Calgary! This spacious two-story property features 3 bedrooms, 2.5 bathrooms, and a single attached garage with driveway. It's conveniently located near a public school, transit options, and shopping, just a short walk from an LRT station. The main floor boasts an open layout with a living room, dining space, kitchen, and a half bath. Upstairs, you'll discover three sizable bedrooms, including a master suite with an ensuite bathroom and his-and-her closets. NEW WATER HEATER and NEW WASHER & DRYER were installed recently. The unfinished basement offers the potential for an extra bedroom or entertainment area. This well-kept home with all NEW FLOORING and NEW COVER BLINDS throughout making it a great option for those seeking a clean and spacious living environment. You'll have very close access to a variety of shoppings, 5 major banks, Chalo Freshco, All schools, Genesis centre, shoppers drug mart, Coffee shops, gas station dining, and recreational options. Schedule your showing today and make this your home

Built in 2006

## Essential Information

MLS® # A2211315

Price \$419,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,384         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 Saddletree Court Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J5L1                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range Hood |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 191              |
| Zoning         | M-1 d75          |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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