# \$574,900 - 67 Saddlemont Manor Ne, Calgary

MLS® #A2212240

### \$574,900

4 Bedroom, 3.00 Bathroom, 1,344 sqft Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Spacious Saddleridge Home with Income Potential!

This

4-bedroom, 2.5-bathroom detached home offers a fantastic opportunity for both homeowners and investors. With 1344 sqft above grade, the main floor features a large family room, functional kitchen, dining area, and laundry. Upstairs, find 3 bedrooms and a full bathroom. The separate-entrance illegal basement suite (1 bed/1 bath/kitchen/laundry) adds significant value and income potential. A huge double detached garage and a large deck enhance the outdoor living space. Enjoy unparalleled convenience with the C-train, Genesis Centre, a variety of shops (Shoppers, Sanjha Punjab, Chalo Freshco), and numerous schools (Taradale Elementary, Ted Harrison Jr. High, Nelson Mandela High) all nearby, plus the walkable amenities of 80th Ave. Explore the possibilities!



Bedrooms

#### **Essential Information**

MLS® # A2212240 Price \$574,900

4

Bathrooms 3.00

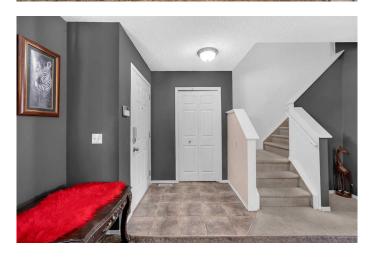
Full Baths 2

Half Baths 1

Square Footage 1,344







Acres 0.07 Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 67 Saddlemont Manor Ne

Subdivision Saddle Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3J 4Z5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Additional Parking, Alley Access, Garage

Faces Rear, On Street

# of Garages 2

#### Interior

Interior Features Kitchen Island, Separate Entrance, Storage, Laminate Counters

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard Lot Description Back Lane, Back Yard, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 59

Zoning R-G

# **Listing Details**

Listing Office CIR Realty

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