

# \$779,900 - 9 Saddlecrest Crescent Ne, Calgary

MLS® #A2254772

**\$779,900**

6 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 9 Saddlecrest Crescent NE—an upgraded and spacious 2-storey home in the heart of Saddle Ridge with a legal secondary suite and separate entrance! Offering 2,341 sq.ft. RMS above grade plus a finished basement, this property provides over 3,100 sq.ft. of total living space.

The main floor showcases a bright and open layout with renovated kitchen cabinetry (2020s), formal dining and living areas, a cozy family room, and the rare convenience of a full bathroom on the main floor—ideal for multi-generational living. Extensive updates include new hardwood flooring (2020s), a new roof and siding from professionally completed hail repairs, and modern finishes throughout.

Upstairs, you’ll find four generous bedrooms including a large primary with ensuite and walk-in closet, plus a versatile bonus room.

The finished basement features two additional bedrooms, a full bath, a spacious eat-in kitchen, separate laundry, and a private entrance—offering excellent flexibility for extended family or guests.

Additional highlights include a lot size of 342 sq.m. (3,681 sq.ft.) with a 36 ft. frontage, double attached garage, landscaped yard, gas fireplace, and outstanding curb appeal. Ideally located close to schools, parks, shopping,



transit, and major roadways.

Don't miss this Saddle Ridge gem with modern upgrades, a legal suite, and a thoughtful floorplan—book your showing today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254772    |
| Price          | \$779,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,342       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9 Saddlecrest Crescent Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J0C6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------|


**ListSimple**

**9 Saddlecrest Cres NE, Calgary - MAIN**

**Room Dimensions**

| Room                     | Dimensions     |
|--------------------------|----------------|
| Entrance                 | 13'0" x 5'2"   |
| Attached Garage          | 19'6" x 19'4"  |
| Bathroom 3P              | 5'5" x 9'5"    |
| Laundry/Storage          | 6'0" x 5'2"    |
| Living                   | 9'5" x 10'1"   |
| Formal Dining            | 11'2" x 11'5"  |
| Family Room              | 13'0" x 11'0"  |
| Kitchen With Eating Area | 12'11" x 11'8" |
| Dining                   | 9'11" x 6'4"   |
| Patio                    | 10'7" x 10'9"  |

Disclaimer: To be used only for the marketing of the subject property. Indemnity by the client. Used before and/or after the plan is completed by the marketing sales process. May not be published, distributed or used for other purposes. (Ask for opinion or the original) Opposite: Interior views. Please accuracy & scale not guaranteed. Not appropriate for any legal or architectural consideration.

Client: Gaganjot Thind

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