

# \$529,900 - 39 Saddlemont Way Ne, Calgary

MLS® #A2207637

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Welcome to 39 SADDLEMONT WAY NE, a beautifully maintained 3BR, 2.5WR detached home on a CONVENTIONAL LOT in the heart of Saddleridge. Spanning 1,466 SQFT, this home offers an UNBEATABLE LOCATION—JUST A SHORT WALK TO THE SADDLETOWNE LRT STATION, making commuting effortless. Step inside to a spacious OPEN-CONCEPT MAIN FLOOR, featuring a MODERN KITCHEN WITH A DINING AREA. The kitchen boasts OAK CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A WALK-IN PANTRY, followed by a convenient 2PC WASHROOM. The bright and inviting LIVING ROOM is perfect for relaxing or entertaining. Upstairs, you'll find THREE GENEROUS BEDROOMS AND TWO FULL BATHROOMS, including a PRIMARY SUITE WITH A WALK-IN CLOSET AND ENSUITE BATH. The SPACIOUS UNFINISHED BASEMENT, with a UTILITY/LAUNDRY AREA, awaits your personal touch. Outside, the BACKYARD OFFERS AMPLE SPACE FOR OUTDOOR ENJOYMENT, along with a GATED PARKING AREA—perfect for your vehicles or a FUTURE DOUBLE GARAGE. Conveniently located close to SCHOOLS, SHOPPING, PARKS, GENESIS YMCA, SADDLETOWNE CIRCLE, AND TRANSIT, this home is a RARE OPPORTUNITY YOU DON'T WANT TO MISS!...SCHEDULE YOUR VIEWING TODAY!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207637    |
| Price          | \$529,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,466       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 39 Saddlemont Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4V2              |

## Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Crown Molding         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | R-G             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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