

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

MLS® #A2199955

**\$294,900**

2 Bedroom, 1.00 Bathroom, 984 sqft

Residential on 0.00 Acres

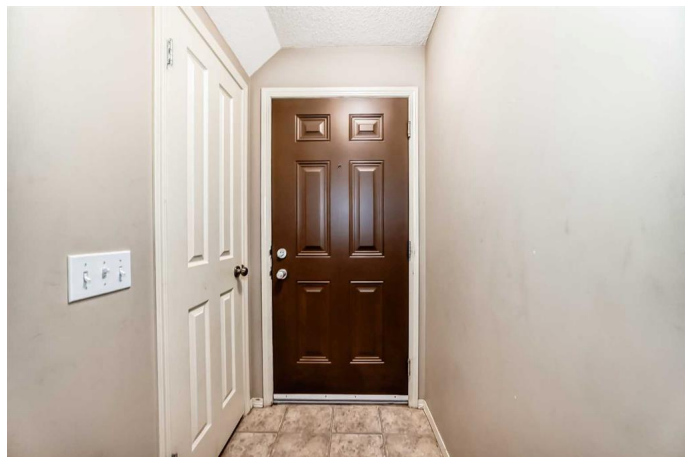
Saddle Ridge, Calgary, Alberta

**\*\*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 | 40              |
| Zoning         | M-1             |

### **Listing Details**

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