

# \$599,900 - 67 Saddlemont Manor Ne, Calgary

MLS® #A2212240

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

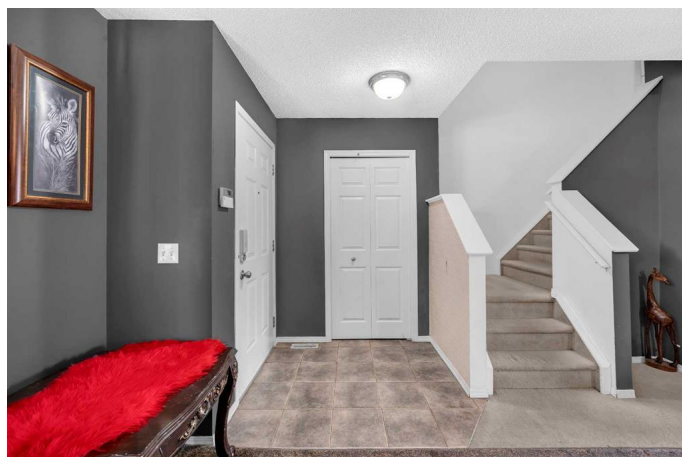
Spacious Saddleridge Home with Income Potential!

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!

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212240  |
| Price          | \$599,900 |
| Bedrooms       | 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        | Alley Access, Double Garage Detached, Garage Faces Rear, On Street, Additional Parking |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Separate Entrance, Storage        |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full, Suite, Exterior Entry                                |

### 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 | 1                |

Zoning R-G

## Listing Details

Listing Office CIR Realty

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