

# \$635,000 - 9234 Saddlebrook Drive Ne, Calgary

MLS® #A2237811

**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,553 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Investment Alert. House is currently on rent upstairs 2000+60% utilities and basement 1000+40% utilities. Beautiful two-story detached home in the desirable Saddlebrook area of Saddleridge. The main floor features separate living and family rooms, a lovely kitchen with granite countertops, pantry, and an island, along with a dining area. It has LVP flooring on the main floor and bathrooms, brand-new roof and siding. The basement includes a legal suite with a separate entrance, separate laundry, a good-sized bedroom, a cozy den, a kitchen, and a full bath. The upper floor offers three spacious bedrooms, with the master bedroom boasting a 4-piece ensuite. There's also a laundry room on the upper floor. Perfect for living upstairs and renting the basement or as a great rental income property. Conveniently located close to schools, shopping, LRT, transit, playgrounds, and more.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237811  |
| Price          | \$635,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,553     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9234 Saddlebrook Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 0J9                   |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings   |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Suite                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Playground      |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |
| Zoning         | R-G            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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