

# \$514,900 - 19 Saddlemont Way Ne, Calgary

MLS® #A2238135

**\$514,900**

3 Bedroom, 2.00 Bathroom, 823 sqft

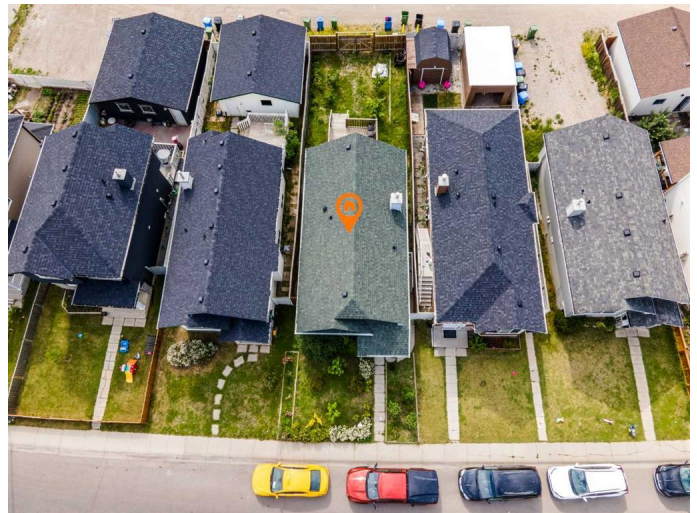
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Discover this beautifully maintained bi-level home, perfectly located within walking distance to Saddletowne Circle. Enjoy the convenience of nearby amenities including Shoppers Drug Mart, grocery stores, gas stations, restaurants and a variety of retail shops—all just steps away. Nestled in a peaceful, family-friendly neighborhood, this spacious home offers comfort, versatility and charm. The main floor welcomes you with a bright and open living room featuring vaulted ceilings, seamlessly connected to a well-appointed kitchen with ample cabinetry and a cozy dining area. This level also includes a generous primary bedroom, a 4-piece bathroom and a second good-sized bedroom with a patio door that opens onto a large west-facing deck—perfect for your morning coffee or evening BBQs. The fully finished lower level has its own exterior side entrance and includes a large bedroom, full bathroom, second kitchen and shared laundry area. Step outside to a fully fenced backyard, offering a private space to relax, entertain and enjoy warm summer evenings. With its unbeatable location and potential, this home is a rare find in today's market. Don't miss your chance—schedule a private showing with your favorite realtor today before it's gone!

Built in 2002

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2238135    |
| Price          | \$514,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 823         |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 19 Saddlemont Way Ne |
| Subdivision | Saddle Ridge         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4V2              |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vaulted Ceiling(s)                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Exterior Entry, Finished, Full, Suite                                      |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                       |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 60             |
| Zoning         | R-G            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

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