

# \$389,900 - 8330 Saddlebrook Drive Ne, Calgary

MLS® #A2245120

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**SPACIOUS 3 BEDROOM TOWNHOME |  
MASSIVE BACKYARD | EXTRA LARGE  
PRIMARY SUITE | STEPS FROM AMENITIES  
& TRANSIT**

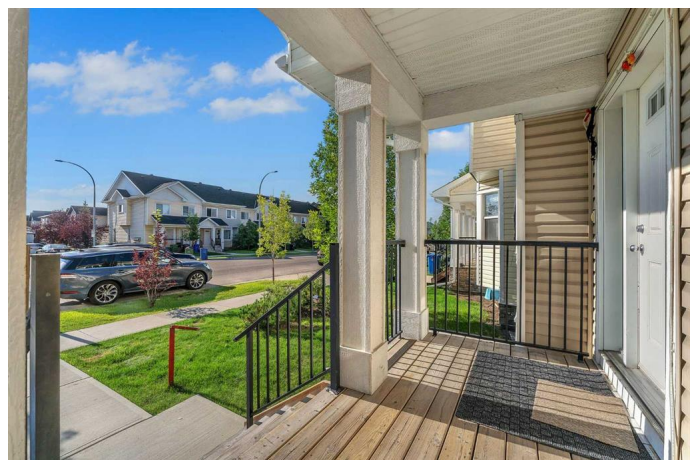
Welcome to this well-kept, thoughtfully designed 3-bedroom townhouse located in a highly convenient pocket of Saddle Ridge. Perfect for first-time buyers, families, or investors, this home offers a functional layout, modern touches, and room to grow.

As you enter, you're welcomed by a bright and airy front living area—a perfect place to unwind or host friends. The open layout leads seamlessly into the dining space and a modern kitchen with generous cabinetry, great lighting, and a handy layout that keeps everything within reach. A convenient 2-piece bathroom completes the main level.

Upstairs, you'll find three generously sized bedrooms, including a massive primary bedroom with a private ensuite. The upper floor also features another full 4-piece bath, making mornings easier for the whole family.

The unfinished basement provides a blank canvas—whether you envision a home gym, playroom, guest space, or extra storage, the possibilities are endless. In-unit laundry is also located on this level.

This unit includes a rear parking stall, with additional visitor and street parking available.



Situated just minutes from Genesis YMCA, 80th Ave plaza, Chalo Freshco, Sanjha Punjab, pharmacies, banks, schools, and parks, youâ€™ll also enjoy easy access to public transitâ€”the bus stop is steps from your door, and the Saddletowne LRT station is nearby.

If you're looking for a move-in ready home with long-term potential in a well-connected Calgary neighborhood, this is the one. Book your showing today!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245120      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,318         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8330 Saddlebrook Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J0S7                    |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                     |
|----------------|---------------------|
| Parking Spaces | 1                   |
| Parking        | Alley Access, Stall |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Unfinished, See Remarks                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 48               |
| Zoning         | M-G              |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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