

# \$254,900 - 260 Saddlebrook Point Ne, Calgary

MLS® #A2237168

**\$254,900**

2 Bedroom, 1.00 Bathroom, 452 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this beautifully renovated townhouse nestled in the highly sought-after community of Saddle Ridge! Perfectly suited for first-time homebuyers or investors, this home is boasting over 900 sq. ft of total living space and offers an inviting space with fresh paint, new vinyl flooring, and brand-new kitchen cabinets throughout.

Step into the bright and open main floor, where you'll find a spacious living room, a dining area, and a stunning kitchen featuring high-gloss cabinets and quartz countertops.

The fully finished basement adds versatility, complete with two bedrooms and a 4-piece bathroom.

Conveniently located close to schools, bus stops, and just minutes away from shopping plazas, major highways, CrossIron Mills, YYC Airport, and more, this home truly has it all.

Don't miss the opportunity—book your showing today!

Built in 2009

## Essential Information

MLS® # A2237168

Price \$254,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	452
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	260 Saddlebrook Point Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0G5

### **Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	M-1

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.