

# \$574,900 - 67 Saddlemont Manor Ne, Calgary

MLS® #A2212240

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,344 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

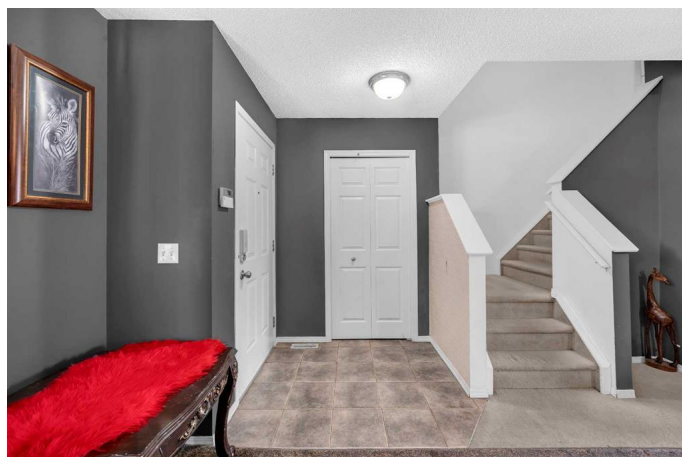
Spacious Saddleridge Home with Income Potential!

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	\$574,900
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	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

### Interior

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

### Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	78

Zoning

R-G

## **Listing Details**

Listing Office

CIR Realty

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