

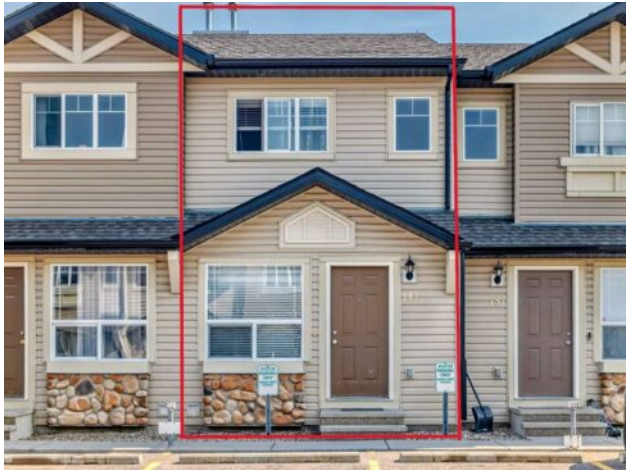


GRASSROOTS
REALTY GROUP

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147 Saddlebrook Point NE
Calgary, Alberta

MLS # A2229843



\$319,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	958 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: None

Welcome to this beautifully maintained 2-storey townhouse located in the vibrant community of Saddleridge. Offering a bright and functional layout, this home features a spacious open-concept main floor with a well-appointed kitchen that provides ample counter space, an inviting dining area, and a cozy living room that opens onto a private patio—perfect for relaxing or entertaining outdoors. The upper level boasts two generously sized bedrooms and a full bathroom. The unfinished basement offers excellent potential for future development—ideal for adding a recreation room, home gym, or additional storage. With assigned parking, and situated within walking distance to schools, public transit, shopping and parks, this property delivers exceptional value for first-time home buyers, downsizers or investors seeking an affordable and well-located home in Calgary's northeast. Don't miss this fantastic opportunity to own in a family-friendly and well-connected neighbourhood.