



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

27 Saddlemont Manor NE
Calgary, Alberta

MLS # A2255596



\$559,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None
--------------------	------

Charming 2-Storey Home in the Heart of Saddleridge Located in the highly desirable Saddleridge community, this well-maintained 2-storey home offers comfort, convenience, and great investment potential. Ideally situated close to schools, playgrounds, public transit, and with easy access to major highways, it's perfect for growing families or savvy investors. This home features 3 spacious bedrooms and 1.5 bathrooms, along with a double attached garage for added convenience. Main Floor Highlights: Bright living room with plenty of natural light Functional dining area Kitchen equipped with matching black appliances Convenient 2-piece bathroom Laundry room on the main floor for added ease Upper Floor: Generously sized primary bedroom Two additional bedrooms 4-piece shared bathroom Basement: Unfinished with rough-in plumbing & ready to be developed to suit your needs and vision Whether you're looking for your first family home or a smart investment opportunity, this property offers great potential in a prime location. Don't miss out!