



GRASSROOTS
REALTY GROUP

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147 Saddlebrook Point NE
Calgary, Alberta

MLS # A2260159



\$299,900

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, Lawn, Level		

Heating:	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:	Storage, Vinyl Windows		

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, bedroom, washroom, 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.