



257 Saddlebrook Point NE
Calgary, Alberta

MLS # A2277796



\$349,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	954 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: NONE

Welcome to this beautifully renovated row/townhouse in the highly desirable community of Saddle Ridge NE, Calgary. Offering over 1405 sq. ft. of developed living space(including basement), this home features 3 spacious bedrooms, 2 full bathrooms, a fully finished basement, and low condo fees, making it an exceptional opportunity for first-time buyers or investors. Upon entry, you are welcomed by a spacious foyer that flows seamlessly into a dedicated dining area. The main floor continues into a modern, upgraded kitchen complete with stainless steel appliances and ample cabinetry. At the rear of the home, the bright living room features a large window overlooking the back porch, creating a warm and inviting space for relaxation and entertaining. The upper level offers two generously sized bedrooms and a 4-piece common bathroom. The fully finished basement expands your living space with a large recreation room, an additional spacious bedroom, and a second 4-piece bathroom, ideal for guests or extended family. Conveniently located close to schools, shopping, transit, and all major amenities, this move-in-ready townhome is truly a steal of a deal.