



**88 saddlebrook Common NE
Calgary, Alberta**

MLS # A2287470



\$460,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,259 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Pantry | | |

Inclusions: n/a

Welcome to this well-kept owner-occupied duplex offering exceptional value in a mature and fully developed Calgary community. This spacious home features 3 generous bedrooms, 2.5 bathrooms, and an unfinished basement with excellent potential for future development—perfect for adding equity or creating additional living space. Situated on a large lot, the property boasts a big backyard, complete with a deck and storage shed, ideal for outdoor living and family gatherings. Inside, you’ll appreciate the good-sized rooms, functional layout, and pride of ownership throughout. Located on a quiet street with a playground nearby, plus convenient access to public transit with a bus stop just steps away, this home offers both comfort and practicality. With no condo fees, it is an outstanding opportunity for first-time buyers or savvy investors looking for a low-maintenance property in a desirable neighbourhood. Don’t miss your chance to own this fantastic home with strong future potential!