



**165 Saddlebrook Point NE**  
**Calgary, Alberta**

**MLS # A2291859**



**\$289,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 286

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** None

Welcome to 165 Saddlebrook Point NE, a well-kept two-story townhome in the vibrant community of Saddle Ridge, offering an excellent opportunity for first-time buyers and savvy investors alike. With nearly 1,000 sq ft of thoughtfully designed living space, this home combines comfort, functionality, and long-term potential in one of northeast Calgary's most connected neighborhoods. Step inside to a welcoming foyer that opens into a bright dining area and functional kitchen, where the large front window fills the space with natural light. Ample cabinetry provides generous storage, making meal prep and everyday living effortless. Toward the back of the home, the spacious living room creates a cozy and private retreat—perfect for relaxing evenings or hosting guests—with direct access to a private patio ideal for summer barbecues or morning coffee. Upstairs, you'll find a generously sized primary bedroom, a comfortable second bedroom, and a full 4-piece bathroom, offering a practical layout for couples, small families, or roommates. The undeveloped basement presents a fantastic opportunity to add additional living space, storage, or a home office, allowing homeowners or investors to increase both usability and long-term value. Located close to everyday amenities, schools, parks, and public transit—including convenient access to the Calgary CTrain via Saddletowne Station—this property offers strong rental appeal and excellent accessibility throughout Calgary. Whether you're entering the market for the first time, looking to downsize, or seeking a low-maintenance investment property in a high-demand rental area, this townhome offers affordability, location, and the potential to grow with your needs.