



GRASSROOTS
REALTY GROUP

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8429 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2212914



\$249,800

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	891 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 8429 Saddlebrook Drive! Currently one of the LARGEST available one bedroom townhomes on the market in the ENTIRE CITY! What an exceptional opportunity to own a smart, stylish townhome that proves you don't have to compromise comfort for convenience. Whether you're a first-time buyer, savvy investor, or someone ready to downsize with intention, this well-maintained one-bedroom, one-and-a-half-bathroom unit offers the perfect blend of simplicity and function, with just the right touches of elevated design. The bright, open-concept layout maximizes every square foot, creating a space that feels welcoming. Upstairs, the primary bedroom is complete with its own private ensuite and generous closet space, while the main level features a convenient powder room that's perfect for guests. Sleek, low-maintenance finishes add style without the upkeep, and being just steps away from schools, parks, public transit, and every amenity you could need means your day-to-day life becomes that much easier. From morning coffee on your private patio to evening walks through this vibrant community, this townhome is the lifestyle upgrade you didn't know you were waiting for. This is more than a home—it's a foothold into one of Calgary's most connected, fast-growing neighbourhoods. And it's ready for you now so call your favourite Realtor and book a showing today!!