

# \$399,999 - 62 Saddlestone Drive Ne, Calgary

MLS® #A2226554

**\$399,999**

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

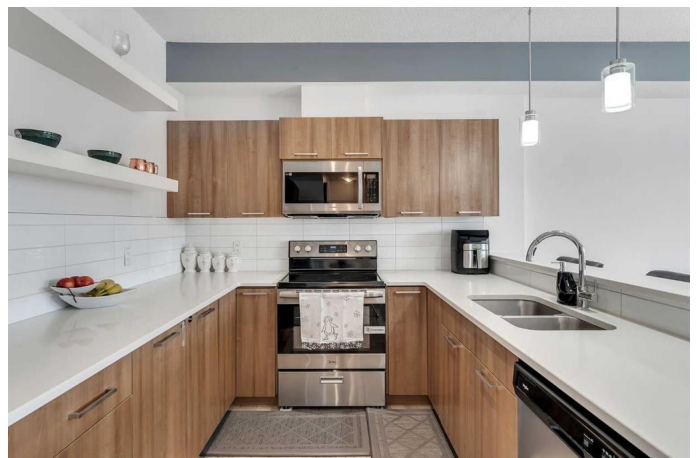
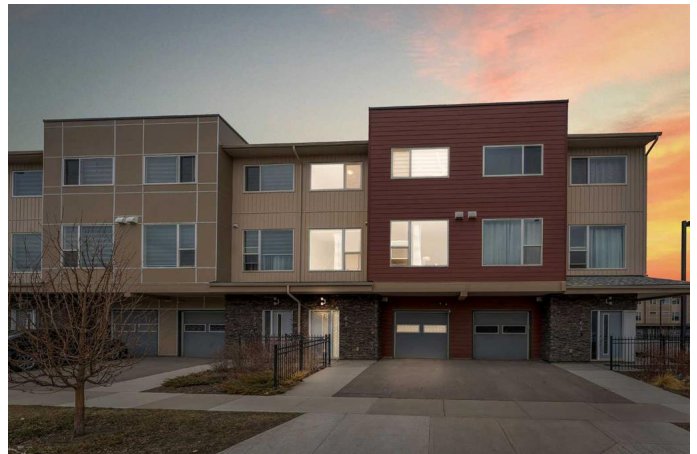
Saddle Ridge, Calgary, Alberta

A Modern 3-Story Townhouse with UPGRADED features offers a functional and Spacious layout, perfect for comfortable living. The MAIN FLOOR includes a convenient SINGLE-CAR GARAGE with interior access & a great sized FOYER with IN-BUILT shelves and Bench. On the Second Floor enjoy an OPEN-CONCEPT LIVING & DINING area with a stylishly UPGRADED Kitchen which offers QOURTZ Countertops and STAINLESS STEEL Appliances. You will also find a handy HALF BATHROOM for added convenience. Upstairs, you will find TWO Generously Sized Bedrooms, each featuring WALK-IN CLOSETS for ample of storage. The PRIMARY BEDROOM boosts a private ENSUITE, offering a perfect retreat. Strategically placed LAUNDRY room gives you convenience. You will find all the amenities including Plaza, School and park at walk-in distance. This Home is Thoughtfully laid out to maximize space, light and comfort-ideal for Modern Urban Living. Do not miss out and book your showings today.

Built in 2016

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2226554  |
| Price     | \$399,999 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,477         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 62 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0W4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 18             |
| Zoning         | R-2M           |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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