

# \$629,000 - 8454 Saddleridge Drive Ne, Calgary

MLS® #A2269267

**\$629,000**

4 Bedroom, 4.00 Bathroom, 1,788 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

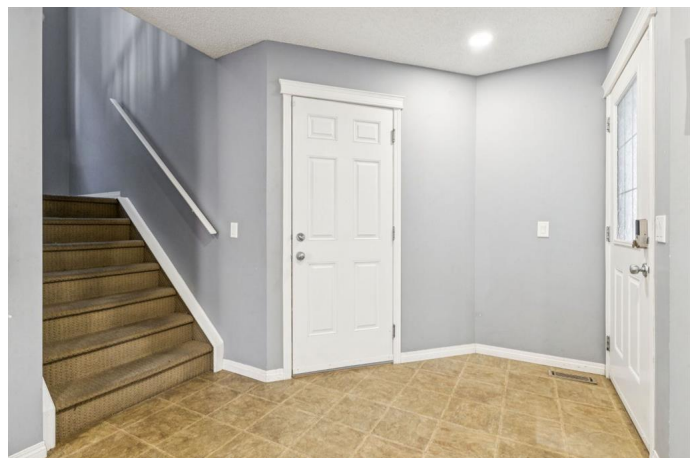
Welcome to this beautifully maintained East-facing home in the vibrant community of Saddleridge, perfectly positioned steps from Savana Bazaar, schools, parks, and transit. Designed with versatility in mind, this two-story residence offers exceptional comfort for a growing or multigenerational family and strong rental potential for investors.

The main level features two inviting living areas, ideal for both family gatherings and quiet evenings, along with a bright breakfast nook and a well-kept kitchen offering plenty of workspace. Upstairs, you'll find a spacious primary suite with a four-piece ensuite and walk-in closet, two additional bedrooms, a full bathroom, and an impressively bright bonus room, perfect for an office or play space.

The basement includes a one-bedroom illegal suite with a separate side entrance, complete with its own kitchen, living room, bathroom, and laundry, an ideal setup for extended family or future rental income.

With separate laundry facilities, excellent privacy, and a thoughtfully designed layout, this property delivers flexibility and value in one of Calgary's most sought-after northeast communities. This is an excellent opportunity for a multi generational family, investment or a mortgage helper. Book your private showing today and discover the potential this home has to offer!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269267    |
| Price          | \$629,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,788       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8454 Saddleridge Drive Ne |
| Subdivision | Saddle Ridge              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 5H8                   |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Insulated, Off Street |
| # of Garages   | 2                                             |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer                                                       |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Mantle                                                                                                                     |
| Has Basement      | Yes                                                                                                                             |

|          |      |
|----------|------|
| Basement | Full |
|----------|------|

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding                  |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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