

# \$464,900 - 89 Saddlestone Drive Ne, Calgary

MLS® #A2236258

**\$464,900**

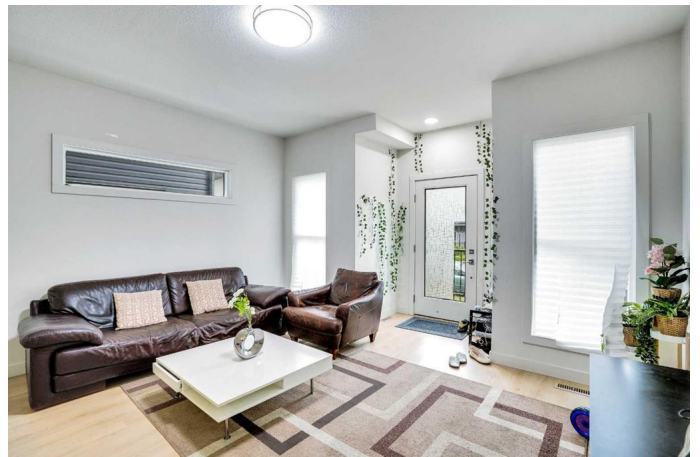
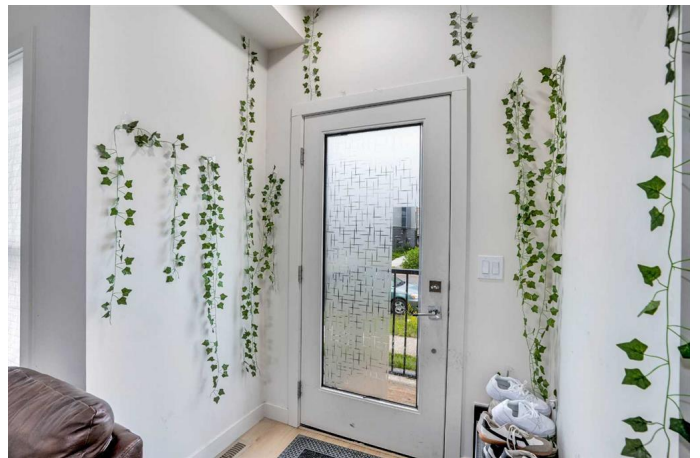
3 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

**\*\* Click on 3D for virtual tour\*\*** Welcome to this exquisite CONER UNIT Townhome nestled in the vibrant ,family friendly community of Saddle ridge NE . Here are some highlights of this stunning residence. Newly built in 2023 | Total living space 1550 SQFT | Low condo fees only \$211 a month | Stainless steel appliances | Comes with 3 bed and 2.5 bath | Single attached garage and more .Close to all the amenities transit, playground, school, shopping it's an ideal haven for families with young ones. Upon stepping inside, you'll be embraced by an inviting ambiance that showcases an open-concept layout, tailor-made for hosting gatherings. The main floor encompasses a generously-sized living room, a dining area, and a contemporary kitchen adorned with stainless steel appliances and Quartz countertops, seamlessly combining style and functionality. The upper level is a testament to luxury living, featuring a spacious master bedroom complete with a walk-in closet and an ensuite bathroom. Two more well-appointed bedrooms and another full bathroom complement the upper level, ensuring comfort for every member of the household .You will not find a newly built spectacular townhome with full of upgrades,low condo fees in the heart of Saddleridge NE community where lifestyle & convenience meet together.Book your private showing today!

Built in 2023



## Essential Information

MLS® #	A2236258
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	89 Saddlestone Drive Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J5J7

## Amenities

Amenities	Park, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Garage Faces Rear, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	22
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.