

# \$520,000 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2260865

**\$520,000**

3 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and spacious 4-level split in the heart of Saddle Ridge. Located 3 min to grocery store, restaurant, parks, 5 min from Saddletown Station and 4 min from schools - its perfectly designed for convenience, comfort and family living. This move-in-ready home offers 1,424 sqft. of functional space, featuring soaring vaulted ceilings, oversized windows with coverings, and a thoughtful layout that blends style with practicality. The main floor showcases an inviting living room filled with natural light, a well-equipped kitchen with plenty of cabinetry, and a dining area ideal for everyday meals. Upstairs, discover two generous bedrooms, including a primary retreat with a 4-piece ensuite and relaxing jetted tub. On the lower level, enjoy a cozy family room anchored by a charming gas fireplace, an additional bedroom that works perfectly as a guest room, office, or teen space plus a walkout access to deck. The basement remains unfinished with a lot of storage space and also offering endless potential for a future development for additional bedroom, bathroom, rec room, or gym. Recent updates includes a brand-new roof, gutters/downspouts and siding repairs in 2025 - providing peace of mind for years ahead. Additional highlights include central A/C, a Single oversized detached garage, low-maintenance fenced yard, and a spacious deck for summer entertaining. This property is the perfect balance of location, lifestyle, and long-term potential. Don't miss your



chance to call this beautiful home yours.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260865      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,425         |
| Acres          | 0.08          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 39 Saddlemont Manor Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4Z5                |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 1                                                                 |
| Parking        | Garage Door Opener, Off Street, Oversized, Single Garage Detached |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s)                                                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas                                                                                                            |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |

|              |                                              |
|--------------|----------------------------------------------|
| Fireplaces   | Family Room, Gas, Insert, Mantle, Decorative |
| Has Basement | Yes                                          |
| Basement     | Full, Unfinished                             |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.