

147 Saddlebrook Point NE  
Calgary, Alberta

MLS # A2229843



\$314,900

Division:	Saddle Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	958 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Level		

Heating: Central, Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: \$ 273

LLD: -

Zoning: M-1

Utilities: -

Inclusions: None

Welcome to this beautifully maintained 2-storey townhouse located in the vibrant community of Saddleridge. Offering a bright and functional layout, this home features a spacious open-concept main floor with a well-appointed kitchen that provides ample counter space, an inviting dining area, and a cozy living room that opens onto a private patio—perfect for relaxing or entertaining outdoors. The upper level boasts two generously sized bedrooms and a full bathroom. The unfinished basement offers excellent potential for future development—ideal for adding a recreation room, home gym, or additional storage. With assigned parking, and situated within walking distance to schools, public transit, shopping and parks, this property delivers exceptional value for first-time home buyers, downsizers or investors seeking an affordable and well-located home in Calgary's northeast. Don't miss this fantastic opportunity to own in a family-friendly and well-connected neighbourhood.