

165 Saddlebrook Point NE  
Calgary, Alberta

MLS # A2270053



**\$299,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Saddle Ridge                             |               |                   |
| <b>Type:</b>     | Residential/Other                        |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 959 sq.ft.                               | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                        | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Paved, Stall                   |               |                   |
| <b>Lot Size:</b> | -                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 286 |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home                  |                   |        |

**Inclusions:** None

\*\*\*Open House Nov. 16/25 from 11-1\*\*\* Welcome to 165 Saddlebrook Pt. NE, a beautifully maintained two-story townhome in Saddlebrook. This home offers nearly 1,000 sqft of well-designed living space, with your conveniently located parking stall just steps from the front door. The foyer flows into a bright dining room and kitchen, illuminated by the front window, with plenty of cabinets for ample storage. A spacious living room offers privacy and warmth for cozy evenings, and a private patio sits just off the back. Upstairs, you'll find a generously sized primary bedroom, a second bedroom, and a 4-piece bathroom with all the essentials. The undeveloped basement is ready for your personal touch to add value and extra space. Whether you're a first-time buyer, downsizing, or investing, this home is a perfect fit!