

59 Saddlemont Manor NE
Calgary, Alberta

MLS # A2270685



\$499,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,386 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully renovated home in the heart of Saddleridge, ideally located close to schools, parks, shopping, transit, and all essential amenities. This well-kept 2-storey residence offers a functional layout perfect for families or investors. The main floor features a bright living room, a spacious dining area, and a well-designed kitchen equipped with newer appliances, including a double-door refrigerator and a microwave hood fan. The home also offers both a front yard and a fully fenced backyard, providing plenty of outdoor space for relaxation or family activities. Upstairs, you'll find 3 comfortable bedrooms, including a generous primary bedroom, along with a well-appointed 4-piece bathroom. The basement features an illegal suite, complete with its own living area, bedroom, bathroom, and kitchenette—ideal for extended family or potential rental income (subject to local regulations). A great opportunity in a sought-after community—perfect as a starter home or investment property. Don't miss this one!