

**257 Saddlebrook Point NE  
Calgary, Alberta**

**MLS # A2277796**



**\$374,500**

**Division:** Saddle Ridge

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 954 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Stall

**Lot Size:** 0.00 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 286

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Quartz Counters

**Inclusions:** NONE

Welcome to this beautifully renovated row/townhouse in the highly desirable community of Saddle Ridge NE, Calgary. Offering over 1405 sq. ft. of developed living space (including basement), this home features 3 spacious bedrooms, 2 full bathrooms, a fully finished basement, and low condo fees, making it an exceptional opportunity for first-time buyers or investors. Upon entry, you are welcomed by a spacious foyer that flows seamlessly into a dedicated dining area. The main floor continues into a modern, upgraded kitchen complete with stainless steel appliances and ample cabinetry. At the rear of the home, the bright living room features a large window overlooking the back porch, creating a warm and inviting space for relaxation and entertaining. The upper level offers two generously sized bedrooms and a 4-piece common bathroom. The fully finished basement expands your living space with a large recreation room, an additional spacious bedroom, and a second 4-piece bathroom, ideal for guests or extended family. Conveniently located close to schools, shopping, transit, and all major amenities, this move-in-ready townhome is truly a steal of a deal.