

88 saddlebrook Common NE  
Calgary, Alberta

MLS # A2287470



## \$460,000

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

Welcome to this well-kept owner-occupied duplex offering exceptional value in a mature and fully developed Calgary community. This spacious home features 3 generous bedrooms, 2.5 bathrooms, and an unfinished basement with excellent potential for future development—perfect for adding equity or creating additional living space. Situated on a large lot, the property boasts a big backyard, complete with a deck and storage shed, ideal for outdoor living and family gatherings. Inside, you’ll appreciate the good-sized rooms, functional layout, and pride of ownership throughout. Located on a quiet street with a playground nearby, plus convenient access to public transit with a bus stop just steps away, this home offers both comfort and practicality. With no condo fees, it is an outstanding opportunity for first-time buyers or savvy investors looking for a low-maintenance property in a desirable neighbourhood. Don’t miss your chance to own this fantastic home with strong future potential!