

# \$412,000 - 201, 70 Saddlestone Drive Ne, Calgary

MLS® #A2212282

**\$412,000**

2 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

BEAUTIFUL 3 STOREY TOWNHOUSE IN GREAT LOCATION OF SADDLERIDGE NE, CORNER UNIT WITH AN ATTACHED GARAGE , 1360 SQ. FT , THE MAIN ENTRANCE HAS SPACIOUS FOYER WHICH OFFERS CONVENIENT ACCESS TO OVERSIZED SINGLE ATTACHED GARAGE, UPPER LEVEL FEATURES A VERY SPACIOUS LIVING ROOM AND DINING ROOM, 2 PCE BATH, VERY NICE KITCHEN WITH ISLAND, HIGH CEILINGS, THE UPPER FLOOR FEATURES 2 SPACIOUS BEDROOMS, MASTER BEDROOM WITH ENSUITE, ANOTHER FULL BATH AND LAUNDRY ROOM ON THIS LEVEL, THIS TOWN HOME SHOWS VERY WELL. VERY OPEN AND SPACIOUS LAY OUT. VERY CLOSE TO ALL AMENITIES LIKE SHOPPING, SCHOOLS, LRT, GENESIS CENTRE ETC. VACANT FOR IMMEDIATE POSSESSION.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212282  |
| Price          | \$412,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,361     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2017          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 201, 70 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 0W4                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking, Other |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                  |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Basement          | None                                                                                        |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Playground, Other |
| Lot Description   | See Remarks       |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 15   |
| Zoning         | R-2M |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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