

# \$539,999 - 7 Saddlemont Close Ne, Calgary

MLS® #A2233400

**\$539,999**

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

\*\*\*\*\*UNBEATABLE VALUE â€“ LOWEST  
PRICED DETACHED HOME IN THE AREA!

\*\*\*\*\*

DETACHED | 4 BED | 2.5 BATH | PARK  
FACING | DOUBLE DETACHED GARAGE |  
NEW ROOF & SIDING

Why settle for a townhouse or duplex when  
you can own this \*\*fully developed  
DETACHED home at an INCREDIBLE PRICE  
POINT\*\*? Welcome to this beautiful  
PARK-FACING property in the heart of  
Saddleridge â€“ a perfect opportunity for  
first-time buyers and investors alike!

Highlights Youâ€™ll Love: Fully DETACHED  
home â€“ no shared walls! 4 bedrooms, 2.5  
bathrooms including a fully finished basement,  
Brand NEW roof & siding (2025) â€“ worry-free  
living, Double detached garage with back-alley  
access, NO homes in front â€“ enjoy park  
views & extra street parking, Landscaped &  
fully fenced backyard â€“ great for kids, pets &  
summer BBQs, Potential for a secondary suite  
with easy side entrance setup (subject to city  
approval)

Prime Location: Steps to C-Train, Genesis  
Centre, major shopping (Chalo Freshco,  
Shoppers), schools (Taradale Elementary, Ted  
Harrison, Nelson Mandela High) & walkable  
access to 80th Ave amenities.

This home offers the rare combination of



LOCATION, SPACE, and VALUE “ perfect for families looking to upgrade from a condo or townhouse without breaking the bank.

What are you waiting for? “ book your private tour today!

\*\*\*\*DETACHED HOMES AT THIS PRICE  
DON’T COME OFTEN\*\*\*\*

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233400    |
| Price          | \$539,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,178       |
| Acres          | 0.07        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 Saddlemont Close Ne |
| Subdivision | Saddle Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 4V3               |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior



|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                             |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | None                                                                                                                      |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Playground                                                        |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
| Zoning      | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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