

\$709,000 - 35 Saddlehorn Crescent Ne, Calgary

MLS® #A2243647

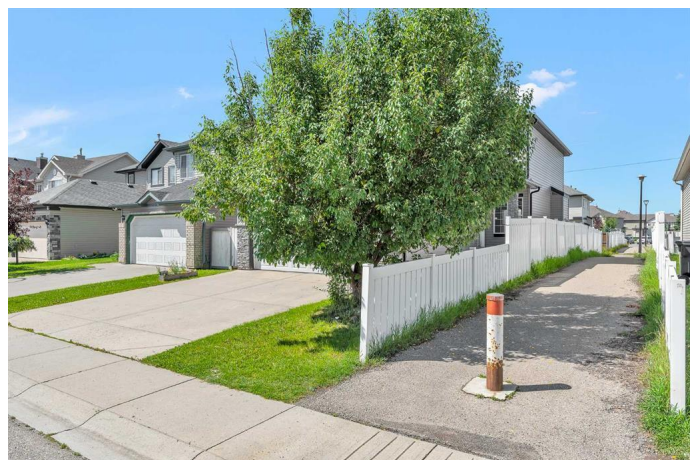
\$709,000

6 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.01 Acres

Saddle Ridge, Calgary, Alberta

All Welcome open house Saturday Aug 9 (1-3PM) One of the largest houses on the Crescent! Super convenient location! Legal basement suite with 2 bedrooms, separated entrance AND separated laundry! New roof and new Premium-colored Vinyl Siding 2021! New garage door 3 years ago, and a Side walk! Walking distance to everything: LRT, express bus and buses, schools, Genesis Sport Center, the huge Saddle town e Circle with Banks, Shopper Drug Mart, Chalo Fresh Grocery store (East Indian food), Medical clinic/pharmacies/Dentist, restaurants, and many different stores. Main floor: kitchen with large center island open to dinning, living, office/formal dining, and half-bath with laundry set. Tiles in kitchen and half-bath. Like-new high quality Costco laminate floor in living and office areas. Upstairs: Four bedroom (The huge 4th bedroom can be converted to pray room if preferred). Master bedroom has large en-suite and walk-in closet. En-suite has 2-person jet tub, double sink, and shower with glass door. Three more bedrooms, another full-bath, and large hallway finish this level. Excellent long-term tenants take care of the property like their own home. They pay \$1650 on a 3-year contract (Dues Jan. 2023). Tenants want to stay. Rent can be re-negotiated at the renewal. Basement: legal suite with separated laundry, separated side entrance, 2 bedrooms, full bath. Kitchen opens to living area. Great long-term



tenants want to stay. Legal suite with current rent of \$950 will help with mortgage qualification. Back yard: Deck with glass railing and roof, parking for RV trailer/ boat up to 21-23' in length. Bonuses: Fenced. Back lane (Extra parking, back yard access for vehicle/boat/RV). Side walk to large pond with walk way system, buses, and Peter Lougheed Jr. High School (All are within sight from the back yard).

Built in 2001

Essential Information

MLS® #	A2243647
Price	\$709,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.01
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Saddlehorn Crescent Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4M1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2
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Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2025
Days on Market	9
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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