

# \$612,500 - 235 Saddlemead Road Ne, Calgary

MLS® #A2246860

**\$612,500**

4 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.15 Acres

Saddle Ridge, Calgary, Alberta

Massive Pie-Shaped Lot â€” Prime  
Saddleridge Location!

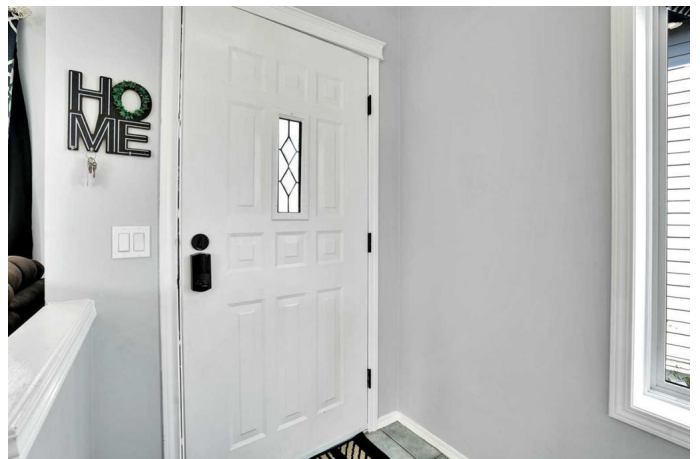
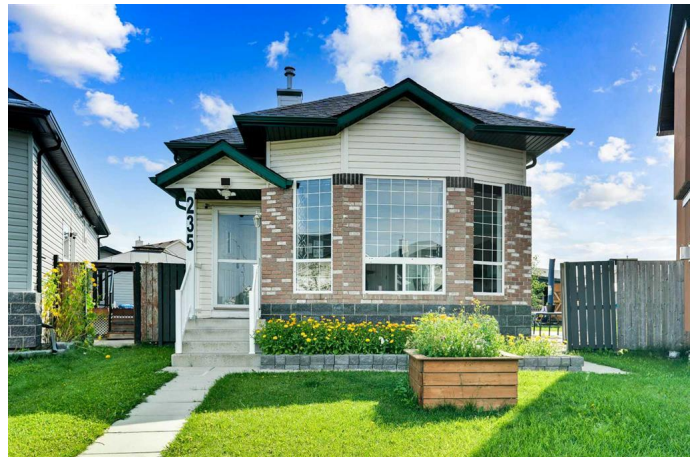
This beautifully maintained home sits on an impressive 6,350 sq. ft. pie-shaped lot â€” one of the largest in the neighbourhood. The unique lot shape offers exceptional yard space, extra parking options, and privacy. With the new zoning changes, thereâ€™s added potential for future possibilities (subject to City approval), making this property a rare find.

Located in a highly sought-after area, youâ€™re just steps to schools, the Genesis Centre, parks, playgrounds, and within walking distance to the Saddleridge LRT station â€” convenience truly at your doorstep.

Inside, youâ€™re greeted by a bright, spacious living room with soaring ceilings. The kitchen features a skylight, abundant cabinetry, and a brand-new stove, alongside a generous dining area. The main level features three spacious bedrooms and a full bathroom with laundry facilities.

The illegal basement suite offers a large living room, one bedroom, an office, and its own separate laundry â€” perfect for extended family or guests.

The massive backyard includes a storage shed, parking pad, and plenty of open space for your ideas. This is a rare opportunity to



own a home with space, location, and future potential all in one.

Built in 2000

### **Essential Information**

MLS® #	A2246860
Price	\$612,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	235 Saddlemead Road Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4J4

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Other, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	CIR Realty
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