

\$520,000 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2260865

\$520,000

3 Bedroom, 2.00 Bathroom, 1,425 sqft

Single Family on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this bright and spacious 4-level split in the heart of Saddle Ridge. Located 3 min to grocery store, restaurant, parks, 5 min from Saddletown Station and 4 min from schools - its perfectly designed for convenience, comfort and family living. This move-in-ready home offers 1,424 sqft. of functional space, featuring soaring vaulted ceilings, oversized windows with coverings, and a thoughtful layout that blends style with practicality. The main floor showcases an inviting living room filled with natural light, a well-equipped kitchen with plenty of cabinetry, and a dining area ideal for everyday meals. Upstairs, discover two generous bedrooms, including a primary retreat with a 4-piece ensuite and relaxing jetted tub. On the lower level, enjoy a cozy family room anchored by a charming gas fireplace, an additional bedroom that works perfectly as a guest room, office, or teen space plus a walkout access to deck. The basement remains unfinished with a lot of storage space and also offering endless potential for a future development for additional bedroom, bathroom, rec room, or gym. Recent updates includes a brand-new roof, gutters/downspouts and siding repairs in 2025 - providing peace of mind for years ahead. Additional highlights include central A/C, a Single oversized detached garage, low-maintenance fenced yard, and a spacious deck for summer entertaining. This property is the perfect balance of location, lifestyle, and long-term potential. Donâ€™t miss your



chance to call this beautiful home yours.
(id:6289)

Built in 2003

Essential Information

Listing #	A2260865
Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,425
Acres	0.08
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	39 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
Province	Alberta
Postal Code	T3J4Z5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	1
Parking	Detached Garage, Other, Oversize
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Oven, Microwave, Humidifier, Hood Fan, Garage door opener, Washer & Dryer
Heating	Natural gas Central heating, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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