

# \$518,900 - 27 Saddlemont Manor Ne, Calgary

MLS® #A2263982

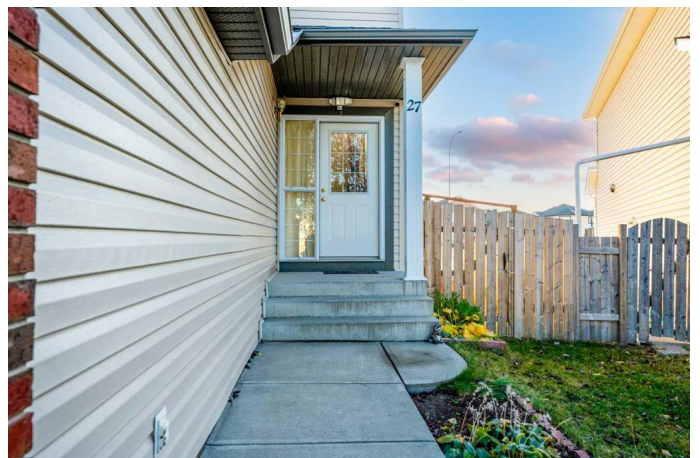
**\$518,900**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

\*Public Open House: October 18 Saturday 1:00- 4:00 Pm., October 19 Sunday 1:00-4:00 pm. Discover a harmonious blend of everyday practicality and growth potential in the highly desirable Saddleridge neighborhood. This well-positioned 3-bedroom, 1.5-bathroom home with a Double Front Attached Garage is available for early possession, making it an excellent opportunity for families and investors alike. Main floor features: Bright, welcoming living room perfect for family gatherings, Kitchen equipped with black appliances, Dining area with a sliding door opening to a generously sized rear deck, Fully fenced and landscaped backyard, ideal for outdoor entertaining, Kids and Pets to play. Convenient main floor laundry and a 2-piece bath. Upper level: Three comfortable bedrooms, Primary bedroom with a walk-in closet, 5-piece family bathroom (Jetted tub) Jack-and-Jill setup for added convenience. Basement: Undeveloped yet spacious with large windows, Rough-in plumbing ready for future expansion as your family grows. This home combines practical living space with opportunities to customize and expand. Location highlights: Short walk or drive to the C-Train station, Genesis Centre, schools, and shopping. Excellent connectivity to major highways Stoney Trail, Deerfoot Trail, McKnight Blvd. Quick access to Calgary International Airport for travel. Contact your favorite REALTOR® to book a showing today.!



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263982    |
| Price          | \$518,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,270       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 27 Saddlemont Manor Ne |
| Subdivision | Saddle Ridge           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4Z5                |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home                                                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Pie Shaped Lot       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-G                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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