

# \$409,900 - 803, 70 Saddlestone Drive Ne, Calgary

MLS® #A2209990

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.00 Acres

Saddle Ridge, Calgary, Alberta

Step into this meticulously cared-for townhouse, built in 2020 by Genesis, and located in the heart of Saddleridge NE. spanning nearly 1,500 sq ft across three thoughtfully designed levels. This modern home comes with an oversized single attached garage for added convenience along with assigned additional parking space. The ground level welcomes you with a generous front foyer that provides direct access to the garage—perfect for ease of entry. Upstairs, you’ll find a bright and airy living space featuring soaring ceilings and large windows that allow natural light to pour in. The main floor includes a stylish open-concept living and dining area, a sleek kitchen with a central island, and a handy 2-piece powder room. The top floor offers two well-sized bedrooms, including a primary suite with a private ensuite. You’ll also find a second full bathroom and a laundry area conveniently located on this level. This home boasts an excellent layout with plenty of space and light throughout. It’s ideally situated just minutes from key amenities like the Saddletowne LRT station, Genesis Centre, shopping hubs, parks, schools, bus routes, and scenic ponds. A must-see property that perfectly blends comfort, location, and style!

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2209990      |
| Price          | \$409,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,351         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 803, 70 Saddlestone Drive Ne |
| Subdivision | Saddle Ridge                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J0W4                       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking, Snow Removal, Trash  |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached, Stall |
| # of Garages   | 1                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Entrance, Playground |
|-------------------|------------------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 39              |
| Zoning         | R-2M            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxValue Realty Ltd. |
|----------------|----------------------|

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