

\$3,199,400 - 95 Saddlecrest Circle Ne, Calgary

MLS® #A2251736

\$3,199,400

0 Bedroom, 0.00 Bathroom, 9,614 sqft
Multi-Family on 0.00 Acres

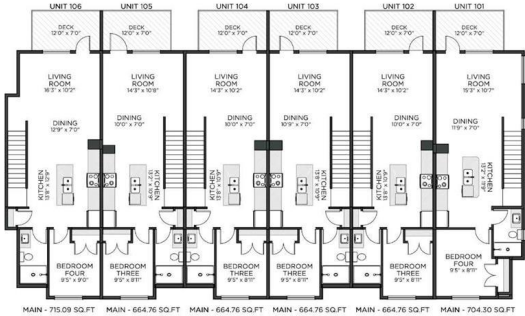
Saddle Ridge, Calgary, Alberta

Introducing the Saddlecrest Living 6-Plex - the flagship release in an exclusive 43-unit townhome project driving growth in Calgary's Northeast. Designed for today and built for tomorrow, this brand-new 2025 construction offers a rare product type tailored to the families and investors driving growth in Saddle Ridge. Spanning three levels with attached garages, the homes are defined by unprecedented layouts: middle units with 4 bedrooms + den and 4 full baths, and end units with 5 bedrooms and 4 full baths - a configuration virtually unseen in Calgary's townhome market. Each residence also features a main-floor guest suite with private entry, meeting the demand for multigenerational living and offering flexible income potential. Inside, the open-concept main levels are the heart of each home, where design and comfort meet. 9-foot ceilings create volume and light, complemented by triple-pane windows that improve efficiency. Kitchens showcase floor-to-ceiling cabinetry, premium quartz countertops, and sleek stainless steel appliances, while primary ensuites feature custom showers with built-in seats. Every bathroom is elevated with full-height tile finishes, warmth is layered through carpeted upper levels, and luxury vinyl plank flooring provides durability on the main. Elevated finishes throughout distinguish these residences from typical builds in the area, offering a refined yet welcoming atmosphere for modern family living. Built with resilience



07.31.2025 - 95 SADDLECREST CIR NE

UNIT 101 RMS	1,667.84 SQ.FT.	UNIT 104 RMS	1,563.88 SQ.FT.
UNIT 101 TOTAL	1,990.93 SQ.FT.	UNIT 104 TOTAL	1,838.77 SQ.FT.
UNIT 102 RMS	1,568.50 SQ.FT.	UNIT 105 RMS	1,565.73 SQ.FT.
UNIT 102 TOTAL	1,838.78 SQ.FT.	UNIT 105 TOTAL	1,838.78 SQ.FT.
UNIT 103 RMS	1,568.50 SQ.FT.	UNIT 106 RMS	1,679.22 SQ.FT.
UNIT 103 TOTAL	1,838.78 SQ.FT.	UNIT 106 TOTAL	1,976.33 SQ.FT.



and longevity in mind, the homes are wrapped in stucco and Hardie siding engineered to withstand Calgary's climate, offering enhanced hail protection and ensuring lasting quality with low maintenance. The community itself will be delivered complete with landscaping, paved roads, curbs, sidewalks, lighting, and full City-approved services. Strategically positioned near the Saddle Ridge Industrial Area and Calgary International Airport, the development's prime location provides unparalleled access to Stoney Trail and the busy 88th Avenue corridor. Residents and tenants will enjoy walkable proximity to Saddletowne LRT, schools, parks, medical clinics, fitness centers, and restaurants, with major draws like CrossIron Mills, Costco Balzac, and New Horizon Mall only minutes away. The new Gurdwara Darbar Sri Guru Granth Sahib Ji further reinforces the area's cultural vitality. For investors, the opportunity goes further: two units are offered under a guaranteed leaseback to the developer, creating cash flow from day one and professionally maintained showhomes. With additional phases, including a 5-plex, on the horizon, early buyers in the Saddlecrest Living 6-Plex will secure a first-mover advantage in a corridor that consistently leads Calgary in absorption, population growth, and rental demand. This is more than an acquisition - it's your foothold in the future of Northeast Calgary. Property addresses: #101-#106, 95 Saddlecrest Circle NE. Offered for sale individually or together as an exclusive 6-plex opportunity.

Built in 2025

Essential Information

MLS® #	A2251736
Price	\$3,199,400
Bathrooms	0.00

Square Footage	9,614
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	95 Saddlecrest Circle Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z2

Amenities

Parking Spaces	6
Parking	Single Garage Attached
# of Garages	6

Interior

Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Basement	None

Exterior

Exterior Features	Lighting, Private Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Zoning	M-1

Listing Details

Listing Office	eXp Realty
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