

\$552,500 - 39 Saddlemont Manor Ne, Calgary

MLS® #A2253763

\$552,500

3 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

****Open House**** September 13, Saturday 11am-2pm*** Welcome to this well-cared-for four-level split, perfectly situated in the vibrant and family-friendly community of Northeast Calgary. Blending comfort with practicality, this home offers a spacious layout, functional design, and exciting potential for future development—an ideal choice for growing families or savvy buyers.

The main floor greets you with vaulted ceilings and oversized windows that fill the living room with natural light. The adjoining kitchen provides abundant cabinetry, a double sink with garburator, and a seamless flow into the dining area—perfect for both everyday living and entertaining.

Upstairs, you'll find two generous bedrooms, including a large primary retreat with a four-piece ensuite featuring a relaxing jetted tub. A second full bathroom completes this level. The third level offers a cozy bonus room with a charming fireplace, along with an additional bedroom that's ideal for guests, teens, or a home office.

Recent updates in early 2025 include a brand-new roof, new gutters, and repaired vinyl siding after hail damage—giving you peace of mind for years ahead. The unfinished basement adds exciting possibilities, whether you're looking to create an extra bedroom, bathroom, or recreation space.

Additional features include central air conditioning, a detached garage, a low-maintenance landscaped backyard, and a



spacious deck for summer gatherings. With schools, parks, shopping, CPS district office and CFD station and transit all nearby, this move-in-ready home offers comfort, convenience, and great value. Book your private showing today!

Built in 2003

Essential Information

MLS® #	A2253763
Price	\$552,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	39 Saddlemont Manor Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4Z5

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	20
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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