

# \$550,000 - 15 Saddlemont Close Ne, Calgary

MLS® #A2202841

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,424 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

Huge price reduction ! Situated across from Saddlemont playground and just around the corner from the Light of Christ catholic school, this home has a fantastic location. The home features 3 bedroom on the upper level and office/den room on the main which could easily be used as a fourth bedroom. The basement is undeveloped which allows for expansion to fit you and your family's needs This recently improved home has just undergone a new exterior updating with new vinyl siding, new asphalt shingles and soon to come eaves and down spouts. Other recently updated items include a new Kenmore refrigerator, new central vac hose and attachments, a new hot water heater and recent air conditioning. There is ample street parking and a concrete pad at the rear of the house which allows for RV parking with great rear alley access.

Built in 2001

## Essential Information

MLS® #	A2202841
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.07
Year Built	2001



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	15 Saddlemont Close Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Playground
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
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Days on Market	95
Zoning	R-G

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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