

\$539,999 - 7 Saddlemont Close Ne, Calgary

MLS® #A2233400

\$539,999

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

*****UNBEATABLE VALUE â€“ LOWEST
PRICED DETACHED HOME IN THE AREA!

DETACHED | 4 BED | 2.5 BATH | PARK
FACING | DOUBLE DETACHED GARAGE |
NEW ROOF & SIDING

Why settle for a townhouse or duplex when
you can own this **fully developed
DETACHED home at an INCREDIBLE PRICE
POINT**? Welcome to this beautiful
PARK-FACING property in the heart of
Saddleridge â€“ a perfect opportunity for
first-time buyers and investors alike!

Highlights Youâ€™ll Love: Fully DETACHED
home â€“ no shared walls! 4 bedrooms, 2.5
bathrooms including a fully finished basement,
Brand NEW roof & siding (2025) â€“ worry-free
living, Double detached garage with back-alley
access, NO homes in front â€“ enjoy park
views & extra street parking, Landscaped &
fully fenced backyard â€“ great for kids, pets &
summer BBQs, Potential for a secondary suite
with easy side entrance setup (subject to city
approval)

Prime Location: Steps to C-Train, Genesis
Centre, major shopping (Chalo Freshco,
Shoppers), schools (Taradale Elementary, Ted
Harrison, Nelson Mandela High) & walkable
access to 80th Ave amenities.

This home offers the rare combination of



LOCATION, SPACE, and VALUE â€“ perfect for families looking to upgrade from a condo or townhouse without breaking the bank.

What are you waiting for? â€“ book your private tour today!

****DETACHED HOMES AT THIS PRICE
DONâ€™T COME OFTEN****

Built in 2002

Essential Information

MLS® #	A2233400
Price	\$539,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,178
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7 Saddlemont Close Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4V3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Closet Organizers, Laminated
	Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave, Ref
	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	Real Broker
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