181 SaddleBrook Way NE

Calgary | Active | MLS® A2316874

$529,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2007**	**1,478.85 sq. ft.**

Your next move starts with a conversation.

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Listed by URBAN-REALTY.ca

A closer look

HUGE PRICE REDUCTION: Welcome home to this sunlit 2-storey residence offering nearly 1,460 sq ft of above-grade living space in Saddle Ridge, complete with a brand-new roof featuring new shingles for total peace of mind. The main floor features gleaming maple hardwood, a bright living and dining area, a convenient half bath, and a spacious kitchen equipped with stainless steel appliances, a center island, and a built-in tech desk. Upstairs, you will find three generous bedrooms and two full bathrooms, including a primary retreat complete with a walk-in closet and a private 3-piece ensuite. The lower level boasts a fully functional illegal suite complete with its own separate entrance, a large family room, a good-sized bedroom, and a 4-piece bathroom. Step outside from the kitchen onto your sunny back deck that leads to a double parking pad. Located close to schools, transit, and shopping, this versatile property offers an ideal setup for multi-generational living or extra space!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316874
Bedrooms	4
Bathrooms	4
Year Built	2007
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,478.85 sq. ft.
Main Level Finished Area:	727.81 sq. ft.
Upper Level Finished Area:	751.04 sq. ft.

Below Grade Finished Area:	643.52 sq. ft.
Acreage:	No
Lot Area:	3,140 sq. ft.
Lot Frontage:	28'1¾"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0610548
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Main Floor	Dining Room · 15'7" × 10'9" ·
Main Floor	Kitchen · 14'1" × 9'11" ·
Main Floor	Living Room · 20'11" × 14'5" ·
2nd Floor	Bedroom · 10'3" × 9'6" ·
2nd Floor	Bedroom · 11'8" × 9'1" ·
2nd Floor	Bedroom - Primary · 14'6" × 13'3" ·
Basement	Bedroom · 12'4" × 9'2" ·
Basement	Family Room · 17'10" × 15'6" ·
Basement	Kitchen · 7'5" × 4'10" ·
Basement	Furnace/Utility Room · 8'7" × 7' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	None

Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/181-saddlebrook-way-ne-calgary-a2316874/

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