210 Saddlebrook Way NE

Calgary | Active | MLS® A2348246

$469,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2006**	**1,281.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Central

A closer look

HUGE PRICE DROP FOR QUICK SALE Great investment opportunity in the highly sought-after community of Saddle Ridge! This 2-storey home offers excellent potential for investors or buyers looking for additional income.

The main level features a functional layout with a bright living room, kitchen, and dining area, along with a convenient half bathroom. The upper level includes 3 good-sized bedrooms and a full bathroom, making it ideal for a family.

The property also includes an illegal suite in the basement with a separate entrance and separate laundry, providing flexibility for extended family or rental income potential.

Located close to schools, parks, shopping centers, and public transit, this property offers strong rental appeal in one of NE Calgary’s most popular communities.

A great opportunity for investors or first-time buyers looking for mortgage support in Saddle Ridge. Don’t miss out!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348246
Bedrooms	4
Bathrooms	3
Year Built	2006
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:	1,281.67 sq. ft.

Main Level Finished Area:	660 sq. ft.
Acreage:	No
Lot Area:	3,035 sq. ft.
Lot Frontage:	28'1"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	0610548
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, In Bathroom
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Refrigerator, See Remarks, Stove(s), Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'5" × 15'3" ·
Main Floor	Dining Room · 18' × 10'4" ·
Main Floor	Kitchen · 12' × 9'5" ·
Upper Level	Bedroom - Primary · 12'11" × 12'10" ·
Upper Level	Bedroom · 10' × 9'4" ·
Upper Level	Bedroom · 12'3" × 9'4" ·
Basement	Game Room · 11'8" × 9'10" ·
Basement	Bedroom · 12'7" × 11' ·
Basement	Kitchen · 8'2" × 7'11" ·
Basement	Storage · 7'8" × 4'1" ·
Basement	Furnace/Utility Room · 8'1" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks

Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-G
Listed Date:	Sep 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/210-saddlebrook-way-ne-calgary-a2348246/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 04:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.