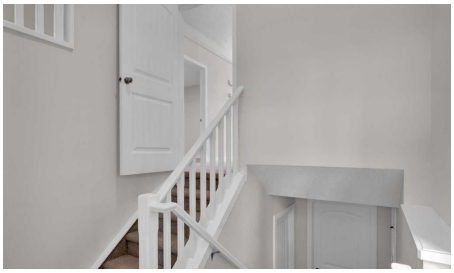
243 Saddlebrook Way NE

Calgary | Active | MLS® A2359728

$584,786









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2007**	**1,166.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to Saddlebrook. An excellent opportunity for homeowners and first-time buyers alike. This well-maintained 2007-built bi-level offers 1,166.48 sq. ft. of living space, featuring 5 spacious bedrooms, 3 upstairs and 2 downstairs. The main floor boasts an inviting open-concept layout with vaulted ceilings, beautiful hardwood flooring, a bright living room, and a functional kitchen with a raised eating bar and adjoining dining nook that opens onto a generously sized deck. The fully developed basement features an illegal suite with 2 bedrooms, a full bathroom, a separate living area, kitchen, dining nook, and shared laundry. Live upstairs and generate additional rental income from the basement, making this an attractive opportunity for first-time buyers looking to offset their mortgage payments. Recent upgrades include brand-new paint, new carpet, and new exterior siding and shingles, giving the home a fresh and updated feel. Step outside to enjoy the fully fenced and landscaped yard. Conveniently located close to schools, shopping, strip malls, public transit, LRT, and the popular Genesis Centre. Whether you’re looking for a spacious family home or an excellent investment opportunity, this property has plenty to offer. Don’t miss your chance. Call your Family Realtor today before it’s too late.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359728
Bedrooms	5
Bathrooms	3
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:	Bi-Level
Total Living Area:	1,166.48 sq. ft.
Acreage:	No

Lot Area:	3,250 sq. ft.
Lot Frontage:	9'2"
Front Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
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:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10' × 8'10" ·
Main Floor	Bedroom · 10' × 8'10" ·
Main Floor	Dining Room · 10'4" × 9'6" ·
Main Floor	Kitchen · 11'5" × 9'6" ·
Main Floor	Living Room · 17'5" × 13'5" ·
Main Floor	Bedroom - Primary · 14' × 12'4" ·
Basement	Bedroom · 9'9" × 9'6" ·
Basement	Bedroom · 14'7" × 9'11" ·
Basement	Family Room · 13'9" × 12'8" ·
Basement	Kitchen · 14'4" × 6'2" ·
Basement	Laundry · 6'2" × 5'8" ·
Basement	Furnace/Utility Room · 9' × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Exterior Features:	Playground, Private Entrance, Private Yard
Patio And Porch Features:	Deck

Lot Features:	Back Lane, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Cross Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1N
Listed Date:	Nov 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/243-saddlebrook-way-ne-calgary-a2359728/

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

Data was last updated November 27, 2026 at 04:05 PM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.