316 Saddlemont Boulevard NE

Calgary | Active | MLS® A2351133

$696,500









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2011**	**2,105.51 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Welcome to this beautifully upgraded two-storey home in the desirable community of Saddleridge! Offering 5 bedrooms, 3.5 bathrooms, two spacious living areas on the main floor, and a fully finished Illegal basement suite with a separate entrance, this exceptional property is perfect for growing families and investors alike.

Step inside to discover an inviting main floor featuring 9-foot ceilings, an elegant formal living room, and a cozy family room complete with a fireplace. The spacious kitchen boasts granite countertops, stainless steel appliances, ample cabinetry, and a functional layout that flows seamlessly into the formal dining area, with direct access to the rear deck-perfect for entertaining family and friends.

A beautiful staircase leads to the upper level, where you'll find 3 generously sized bedrooms, a spacious bonus room, and convenient upstairs laundry. The primary bedroom offers a generous walk-in closet and a stunning private ensuite. A skylight fills the upper level with natural light, creating a bright and welcoming atmosphere.

This home is loaded with impressive upgrades, including upgraded LED lighting throughout, custom window blinds, recently updated exterior stucco, and soaring 10-foot basement ceilings.

The fully finished basement features 2 bedrooms, a kitchen, a comfortable living area, separate laundry, and a private entrance, offering excellent flexibility for extended family or potential rental income, subject to applicable municipal requirements.

Complete with back alley access and ideally situated near schools, playgrounds, public transit, shopping plazas, and everyday amenities, this home delivers the perfect combination of comfort, functionality, and convenience.

Don't miss this incredible opportunity to own a spacious, upgraded home in one of Calgary's established northeast communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351133
Bedrooms	5
Bathrooms	4
Year Built	2011
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:	2,105.51 sq. ft.
Main Level Finished Area:	975.02 sq. ft.
Upper Level Finished Area:	1,130.49 sq. ft.
Below Grade Finished Area:	892.39 sq. ft.
Acreage:	No
Lot Area:	3,617 sq. ft.
Lot Frontage:	33'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1112002
Heating:	Standard
Basement:	Full, Finished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Granite, Hardwood, Laminate, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Saddle Ridge
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Call Lister
Main Floor	Den · 12'9" × 10'11" ·
Main Floor	Dining Room · 11'7" × 10'9" ·
Main Floor	Kitchen · 15'1" × 13'1" ·
Main Floor	Living Room · 17' × 13'3" ·

2nd Floor	Bedroom · 13'2" × 11'11" ·
2nd Floor	Bedroom · 10'11" × 9'10" ·
2nd Floor	Family Room · 14'6" × 13'8" ·
2nd Floor	Bedroom - Primary · 15'1" × 12'9" ·
2nd Floor	Walk-In Closet · 10'9" × 6'5" ·
Basement	Bedroom · 10'1" × 9'8" ·
Basement	Bedroom · 9'8" × 9'8" ·
Basement	Dining Room · 13'2" × 5'7" ·
Basement	Kitchen · 13'2" × 8'10" ·
Basement	Game Room · 13'8" × 9'8" ·
Basement	Furnace/Utility Room · 8'10" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-1s
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/316-saddlemont-boulevard-ne-calgary-a2351133/

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