328 Saddlebrook Point NE

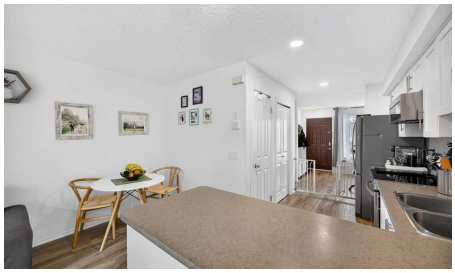
Calgary | Active | MLS® A2356039

$225,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2009**	**397 sq. ft.**

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Listed by Jayman Realty Inc.

A closer look

NEWLY REMODELED | LOW CONDO FEES | FULLY FINISHED | MOVE-IN READY! This beautifully updated bungalow-style townhome offers the perfect combination of style, comfort, value, and location. Thoughtfully redesigned by the current owner, this exceptional home is nestled in the heart of Saddle Ridge, just steps from parks, playgrounds, schools, walking pathways, shopping, transit, and major roadways for an easy commute. Enjoy the convenience of a well-established community that blends outstanding amenities with Calgary's rich cultural diversity.

Offering approximately 819 sq. ft. of living space including the fully finished basement, this thoughtfully designed home maximizes every square foot. The bright and open main floor features a spacious rear living room that flows seamlessly from the kitchen and dining area, creating an inviting space for everyday living and entertaining. Large patio doors lead to your private 8' x 8' concrete patio and open backyard, providing the perfect spot to relax or enjoy summer evenings.

The functional kitchen offers timeless white cabinetry, newer stainless-steel appliances, generous counter space, and a practical layout that makes meal preparation a pleasure. Modern wide-plank luxury vinyl flooring, fresh contemporary paint, updated lighting, and upgraded plumbing fixtures give the home a fresh, modern feel throughout.

The lower-level features two comfortable bedrooms, In-suite laundry adds everyday convenience and a full bathroom, while the main level provides additional flexible living space-ideal for a family room, home office, fitness area, or media room. The two assigned parking stalls is located just outside your front door. Plenty of additional visitor parking is also available.

One of the home's standout features is its peaceful setting, with open green space views from the front and a private backyard rarely found in townhome living.

Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers exceptional value with low condo fees, tasteful updates, and an unbeatable location.

Immediate possession is available. Don't miss this outstanding opportunity-call your favourite REALTOR® today to book your private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356039
Bedrooms	2
Bathrooms	1

Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	397 sq. ft.
Main Level Finished Area:	397 sq. ft.
Below Grade Finished Area:	400.25 sq. ft.
Condo Fee:	$319.69
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	828 sq. ft.
Lot Frontage:	0'
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2009 (Age: 17)

Bedrooms:	2 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1011899
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Other
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Red Willow

Community:	Saddle Ridge
Amenities:	Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	Portable AC
Restrictions:	Easement Registered On Title, Restrictive Covenant, Restrictive Covenant-Building Design/Size
Pets Allowed:	Yes
Main Floor	Dining Room · 9' × 8'9" ·
Main Floor	Family Room · 13'2" × 9'8" ·
Main Floor	Kitchen · 12'2" × 6'8" ·
Lower Level	Bedroom · 12'7" × 8'5" ·
Lower Level	Bedroom - Primary · 11'11" × 8'9" ·
Lower Level	Laundry · 3'2" × 3'2" ·
Lower Level	Furnace/Utility Room · 5'10" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1

Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/328-saddlebrook-point-ne-calgary-a2356039/

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