8395 Saddlebrook Drive NE

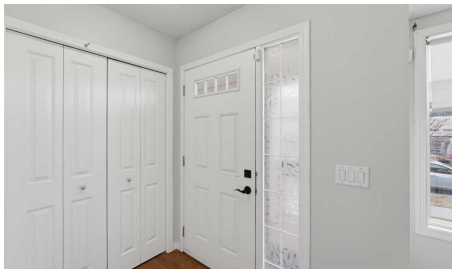
Calgary | Active | MLS® A2340185

$389,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2012**	**1,314.77 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Gold

A closer look

Nestled within Calgary’s vibrant Saddle Ridge community, this charming two-story townhouse offers an exceptional opportunity to embrace city living with undeniable tranquility. Boasting 1314.77 square feet of thoughtfully designed space, this residence welcomes you with hardwood and vinyl plank flooring throughout, complemented by convenient closet organizers for effortless storage. Three bedrooms, including a luxurious ensuite bath. amenities provide ample room for relaxation and rejuvenation, while two additional full bedrooms cater to your needs. Beyond its comfortable interior, discover a delightful deck-perfect for enjoying outdoor moments-and proximity to nearby parks, playgrounds, schools, shopping, and sidewalks, fostering a sense of community and convenience. With its low condo fee and low list price, this townhouse presents remarkable value, especially given its close proximity to Saddletown Circle and nearby schools and parks. An unfinished basement provides boundless potential for customization, while the single parking pad ensures ease of access.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340185
Bedrooms	3
Bathrooms	3
Year Built	2012
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,314.77 sq. ft.
Condo Fee:	$266.17

Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1310252;15
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parking Pad, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Saddle Ridge
Amenities:	None
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 5'6" × 5' ·
Main Floor	Living Room · 21'11" × 15'8" ·
Main Floor	Dining Room · 9'2" × 8'1" ·
Main Floor	Kitchen · 11'4" × 9'2" ·
2nd Floor	Bedroom - Primary · 19'3" × 14'10" ·
2nd Floor	Bedroom · 9'9" × 9'7" ·
2nd Floor	Bedroom · 10' × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers
Exterior Features:	Playground
Patio And Porch Features:	Deck

Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-G
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8395-saddlebrook-drive-ne-calgary-a2340185/

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

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