

# **\$354,900 - 501 Saddlecrest Boulevard Ne, Calgary**

MLS® #A2222291

**\$354,900**

2 Bedroom, 1.00 Bathroom, 847 sqft

Residential on 0.02 Acres

Taradale, Calgary, Alberta

Wonderful opportunity to become a landlord. Welcome to Saddle Ridge, an established sought-after community in Calgary's North East quadrant where pride of home ownership is evident in this family oriented community. Spacious and well maintained corner unit Townhome that is conveniently located close to schools and amenities. Functional floor plan with a well laid out kitchen including eating area. Off the spacious Living room, you will find rear concrete patio, a perfect bright and naturally lit space for those who love plants and fresh air. Head upstairs to find the two spacious bedrooms including the primary with his and hers closets. Basement is unfinished and offers a large space awaiting your creative touches. This lovely home is in an incredible, conveniently located location just a short drive into the community which offers an abundance of green space, schools, shopping and parks. This community features plenty of parks and walking paths perfect for those who enjoy taking their dogs out for daily walks and morning runs. Call your favorite agent right away and book your showing as this home is truly one to be desired.

Built in 2007

## **Essential Information**

MLS® #                   A2222291

Price                     \$354,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 847           |
| Acres          | 0.02          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 501 Saddlecrest Boulevard Ne |
| Subdivision | Taradale                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 0G2                      |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Rectangular Lot  |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding     |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 16             |
| Zoning         | M-1            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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