



**GRASSROOTS**

REALTY GROUP

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**210 Saddlebrook Way NE  
Calgary, Alberta**

**MLS # A2293645**



**\$529,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Great investment opportunity in the highly sought-after community of Saddle Ridge! This 2-storey home offers excellent potential for investors or buyers looking for additional income. The main level features a functional layout with a bright living room, kitchen, and dining area, along with a convenient half bathroom. The upper level includes 3 good-sized bedrooms and a full bathroom, making it ideal for a family. The property also includes an illegal suite in the basement with a separate entrance and separate laundry, providing flexibility for extended family or rental income potential. Located close to schools, parks, shopping centers, and public transit, this property offers strong rental appeal in one of NE Calgary's most popular communities. A great opportunity for investors or first-time buyers looking for mortgage support in Saddle Ridge. Don't miss out!