



9219 Saddlebrook Drive NE
Calgary, Alberta

MLS # A2304851



\$550,000

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,444 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Level, Rectangular Lot | | |

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|--------------------|-------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: None

New Roof, New Furnace & New Hot Water Tank! Welcome to this well-maintained, fully developed detached home with a legal basement suite, ideally located on Saddlebrook Drive in NE Calgary. Offering 1,444 sq. ft. above grade plus a 674 sq. ft. legal basement suite, this property is an excellent opportunity for families, first-time buyers, or investors looking for added rental income. The main floor features a bright and functional layout with a spacious living room, dining area, and a kitchen complete with modern cabinetry and a convenient bonus serving station. A side window along the staircase adds beautiful natural light, creating a warm and inviting feel throughout the home. Upstairs, you’ll find three generously sized bedrooms, including a large primary bedroom with its own 4-piece ensuite, along with an additional full bathroom and convenient upper-level laundry. The lower level offers a fully self-contained legal basement suite with a separate side entrance, bedroom, full bathroom, living area, and kitchen. With a tenant already in place, this suite provides immediate rental income potential. Outside, enjoy a fully fenced backyard with a deck and rear lane access offering parking for 2–3 vehicles. The location is hard to beat, with a bus stop right out front, a school just a short walk away, and quick access to Saddletowne CTrain Station, grocery stores, Savanna Bazaar, restaurants, and everyday amenities. Whether you’re looking to live up and rent down, accommodate extended family, or add a strong income property to your portfolio, this clean and move-in-ready home is a fantastic opportunity. Book your private showing today!