



GRASSROOTS
REALTY GROUP

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71 Saddlemont Road NE
Calgary, Alberta

MLS # A2310055



\$539,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	910 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Window coverings as shown

FULLY RENOVATED | BRAND NEW LEGAL BASEMENT SUITE | WALKOUT BASEMENT | 5 BEDROOMS | 2 FULL BATHROOMS | QUARTZ & GRANITE COUNTERTOPS | STAINLESS STEEL APPLIANCES | LUXURY VINYL PLANK FLOORING | REAR DECK | STORAGE SHED | WALKING DISTANCE TO LRT | INVESTMENT POTENTIAL 71 Saddlemont Road NE offers a rare opportunity to own a fully updated home with a brand new legal basement suite in the heart of Saddle Ridge. With nearly 1,700 sq. ft. of total living space, this move-in ready property is ideal for families, investors, or buyers looking for mortgage-helping rental income. The main level features 3 spacious bedrooms, 1 full bathroom, modern finishes, luxury vinyl plank flooring, stainless steel appliances, and elegant granite countertops. Major exterior upgrades including a brand new roof and new siding provide excellent curb appeal and long-term value. Downstairs, you'll find a never-lived-in legal basement suite complete with 2 bedrooms, 1 full bathroom finished with porcelain tile, quartz countertops, separate living space, and a walkout entrance leading directly onto the rear deck — perfect for extended family or rental potential. The backyard also includes a storage shed for added convenience and extra storage space. Located in a highly desirable and family-friendly community, this property is within walking distance to schools, parks, shopping, and Saddletowne Station, offering quick access to the CTrain Blue Line and easy commuting throughout the city. Whether you're looking for a turnkey family home or an income-generating property, this beautifully renovated home checks all the boxes.